





**SUMMARY** Located on a raised elevation with reaching views across the City to the estuary. This is a lovely 3 bedroom semi-detached property with a drive way to the side of the property leading to the garage. The property has a large fitted kitchen / dining room and a separate lounge. To the first floor there are 3 good sized bedrooms and a modern family bathroom. All bedrooms include internally fitted storage. Outside the property benefits from a good size rear garden, patio laid space and also a decked dining space to the rear.

**ENTRANCE HALL** Stairs to first floor. Double doors leading to

**LOUNGE** Good size room with large windows to the front aspect, under stairs cupboard and double doors to:-

**KITCHEN / DINING ROOM** Fitted kitchen area which is separated from the dining area by a breakfast bar. There are a range of matching fitted units and laminated work surfaces. Laminated wood flooring, patio doors on to the garden and a back door from the kitchen area.

**BEDROOM ONE** Double room with window to the front aspect and built in wardrobes.



**BEDROOM TWO** Double room with far reaching views across the City, built in wardrobes.

**BEDROOM THREE** Single room with front aspect. Built in cupboard.

**FRONT GARDEN** Laid to lawn with shrubs to the borders, pathway to the right down to the drive way. Double gate leading to the rear garage and side garden area.

**REAR GARDEN** Raised patio which takes advantage of the views. Gate to the lawn area and decking area to the rear great for a dining space. The garden is enclosed by timber fencing.

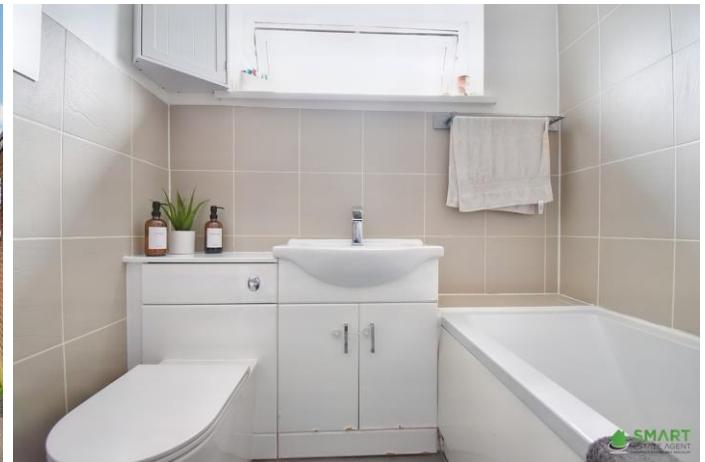
**GARAGE AND PARKING** Private driveway with off road parking for a couple cars. Driveway leads to a single garage with up and over door, power and light.

**AGENT NOTES** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and



Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

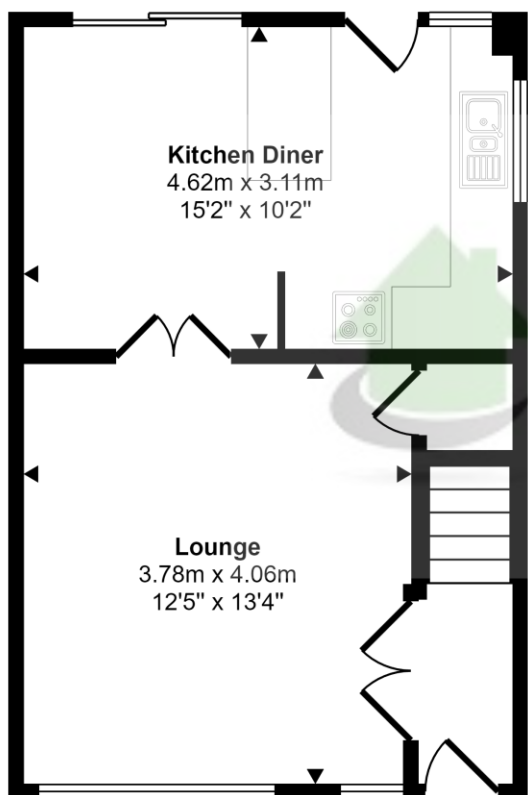




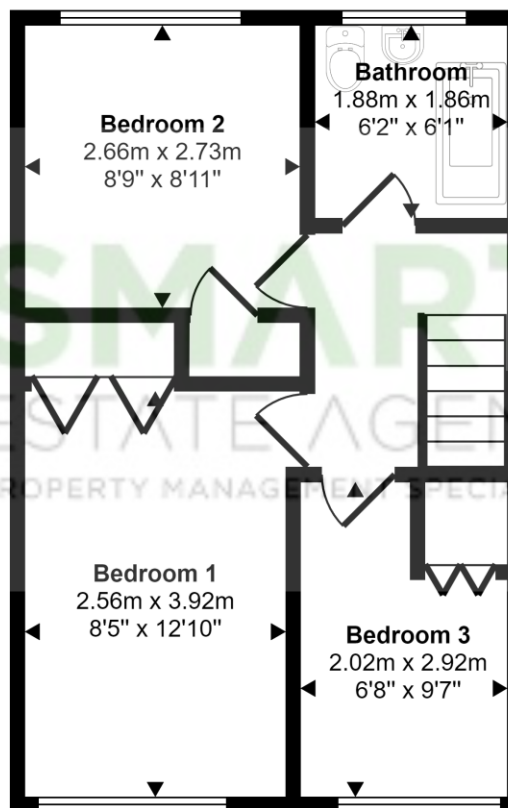


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

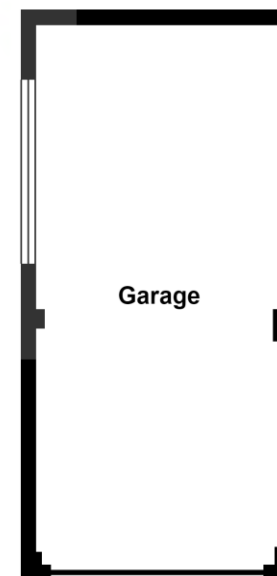
Approx Gross Internal Area  
82 sq m / 877 sq ft



Ground Floor  
Approx 34 sq m / 368 sq ft



First Floor  
Approx 35 sq m / 375 sq ft



Garage  
Approx 12 sq m / 134 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.