



## Colwyn Court, Wellswood, TQ1 2QT

Asking Price Of £350,000

Located in the sought after Wellswood Village with superb views across the surround area and within proximity to local shops, schools and bus routes in this spacious terraced house. The accommodation is on 3 levels and comprises of 2 double bedrooms, bathroom, kitchen/diner and lounge. Double glazing, gas central heating, off road parking and garden. Early viewing advised to avoid disappointment.

- 2 DOUBLE BEDROOMS
- CLOAKROOM
- KITCHEN/DINER/SNUG
- OFF ROAD PARKING
- GARDEN

## Entrance Hall

Double glazed door to side. Utility cupboard with spaces for washing machine and tumble dryer.

Doors to:

## Cloakroom

Fitted with a matching 2 piece white suite comprising of: Low level WC and corner wall mounted wash hand basin. Double glazed window to side, radiator. Electric consumer units.

**Kitchen/Diner** - 7.41m max x 4.58m max (24'3" max x 15'0" max)

Fitted with a modern matching range of high gloss fronted wall and base mounted units and drawers with roll edge work surface over and under unit lighting. 1.5 bowl stainless steel sink unit with mixer tap. Fitted electric double oven and hob with cooker hood above. Concealed integrated fridge, freezer and dishwasher. Fitted wine cooler. Inset ceiling spotlights in the kitchen area. Double glazed windows to front and rear, double glazed patio doors to rear enjoying an open outlook across Wellswood. 2 radiators, stairs to top floor and stairs down to:

**Lounge** - 6.49m max x 4.55m max (21'3" max x 14'11" max)

Double glazed window and patio doors to rear, 2 radiators.



## Top floor landing

Airing cupboard housing the central heating boiler, doors to:

**Bedroom 1** - 4.61m x 3.33m max (15'1" x 10'11" max)

Double glazed windows to rear enjoying a superb open outlook across Wellswood. Fitted double wardrobe, radiator.

**Bedroom 2** - 3.12m x 2.47m (10'2" x 8'1")

Double glazed window to front, fitted wardrobe, radiator.

## Bathroom

Fitted with a matching 3 piece white suite comprising of: Panelled bath with electric shower, low level WC and pedestal wash hand basin with mixer tap. Shaver point and light. Double glazed window to front, 2 ladder style radiators.

## Outside

To the front of the property is a driveway allowing off road parking for several cars. Outside tap. To the rear of the property is a glass and chromed enclosed balcony off the kitchen/diner which enjoys the open outlook across Wellswood. Accessed off the lounge is a paved terrace with steps leading down to the remainder of the garden which is laid mainly to lawn and planted with a variety of mature shrubs and trees.

## Address

Colwyn Court, Wellswood, TQ1 2QT

## Tenure

Freehold

## Council Tax Band

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## Viewing Arrangements

By appointment only

## Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.