



Flat 2 Wayside Court, Treloggan Road, , TR7 2JF

**david ball**  
Agencies

This charming one-bedroom apartment nestled in the heart of the popular Treloggan area offers a perfect blend of comfort and convenience. A modern and thoughtfully designed interior, the apartment features gas central heating throughout and a well-appointed kitchen breakfast area. The apartment benefits from a parking space and a decked area and benefits from being close to the local amenities with a school and supermarket close.

## Asking Price £162,500 Leasehold

### Key Features

- Chain free
- Double glazed
- Close to local amenities
- Allocated Parking space
- Outside balcony
- Ideal for first time buyers

### Bathroom

8'5" x 5'8" max (2.57 x 1.73 max )

A white suite comprising a panel bath with over head shower. Wash hand basin with Close coupled w/c with dual flush.

### Kitchen

13'3" x 10'2" max (4.04 x 3.10 max )

Wall, drawer and floor kitchen units with roll top work surfaces over. Space for white goods. There is stainless steel sink with drainer and a double glazed window over looking the side of the property.

### Bedroom

12'0" x 9'2" max (3.67 x 2.80 max)

Double glazed window to the rear and wall mounted radiator.

### Lounge

9'9" x 12'1" max (2.98 x 3.69 max )

Double glazed doors to the front of the property and wall mounted radiator.





### **External**

The property benefits from a covered decked area and has a parking space for one car.

### **Agents note**

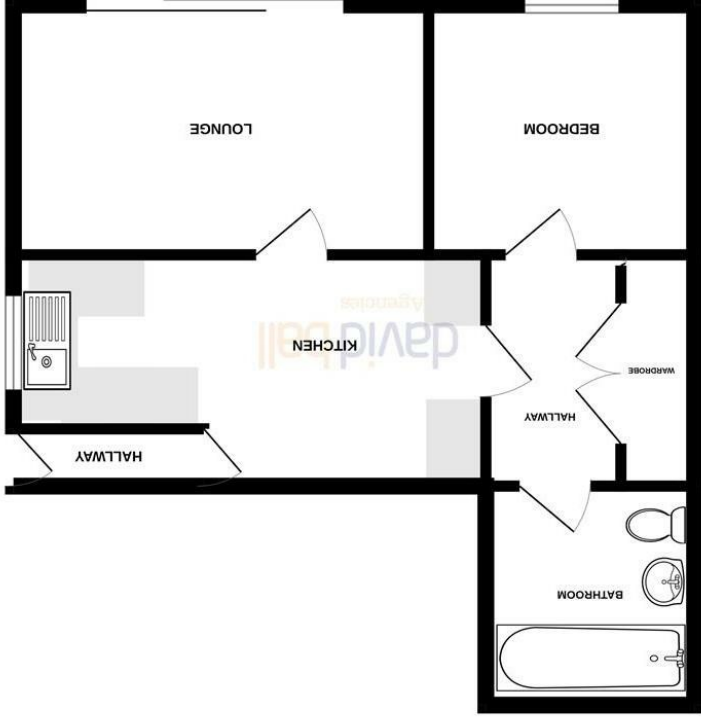
The following services can be found at the property: Mains electric, gas water and drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries.





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GROUND FLOOR

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the statement. The plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or energy use etc.

Energy Efficiency Rating	
Current	Potential
69	77
<p><b>England &amp; Wales</b> EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p>	
<p>Not energy efficient - higher running costs</p>	
<p>A (82 plus)</p>	
<p>B (81-81)</p>	
<p>C (69-80)</p>	
<p>D (55-68)</p>	
<p>E (39-54)</p>	
<p>F (21-38)</p>	
<p>G (1-20)</p>	

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