



**5 Dilwyn Avenue, Hengoed, CF82 7AG**  
**£300,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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Situated in a highly popular location, this property provides nearby accessibility to local amenities. There is good schooling in the area and good road links to major networks.

### ENTRANCE HALL

Stairs to first floor. Doors to lounge, dining room & kitchen. Open storage area under stairs. Radiator..

### DINING ROOM 10'9" x 10'7" (3.30 x 3.25)

Laminate flooring. Windows to side & rear. Radiator.

### LOUNGE AREA 13'11" x 13'2" (4.25 x 4.02)

Bay window to front.. Carpeted floor. Radiator.

### KITCHEN AREA 12'7" x 10'0" (3.84 x 3.05 )

loss wall & base units. Wood block work surfaces with inset sink & drainer. Integrated oven, hob & extractor. Space & plumbing for washing machine and dishwasher. Tiled floor. Spotlighting. Window and door to rear garden. Radiator.

### SHOWER ROOM

walk-in shower, WC & basin. Finished with high spec tiled flooring and mosaic feature walls. Designer radiator. Window to rear. Spotlighting.

### BEDROOM ONE 17'3" x 10'9" (5.28 x 3.30 )

Bay window and additional window to front. Two radiators. Carpeted floor.

### BEDROOM TWO 11'8" x 11'2" (3.58 x 3.42 )

Carpeted floor. Window to rear. Two radiators.

### BEDROOM THREE 11'1" x 10'0" (3.38 x 3.05 )

Laminate flooring. Window to rear. Radiator.

### SHOWER ROOM

Modern suite comprising; walk-in shower cubicle, WC & wash basin. Tiled floor & walls. Window to side. Designer radiator. Spotlighting

### GARDENS & PARKING

Low maintenance garden. Step out onto a courtyard and two Good size single garage accessed from rear lane via a electric roller shutter door. Power & light. Door to rear garden. raised patio seating areas. Door to garage.

