



Dale View, £177,000

- Three bedrooms semi-detached property
- Integral garage
- Off road parking
- Council tax band C
- EPC Rating: Awaited



3 1 1



About the property

Peter Alan are pleased to offer a three bedroom semi-detached house benefiting from an integral garage, off road parking and rear garden located within the sought after location of Cefn Cribwr with excellent commuting links and access to local amenities.

Internally the property offers well proportioned accommodation and briefly comprises of side entrance to hallway with access to ground floor lounge to the rear, the kitchen is fitted with ample units to provide storage and work surface space, access into the garage to provide further space or storage.

To the first floor are three well proportioned bedrooms and the family bathroom. To the front the garage door provides access to an area retained for storage. There is driveway parking. To the rear of the property is a mainly paved garden with storage shed.

To avoid disappointment ring Peter Alan 01656 771600 to arrange a viewing.



Accommodation

Entrance Hall

Garage

Kitchen

8' 1" x 12' max (2.46m x 3.66m max)

Lounge

16' 1" x 11' 1" (4.90m x 3.38m)

Conservatory

11' x 17' (3.35m x 5.18m)

1st Floor Landing

Bedroom One

9' 1" x 12' (2.77m x 3.66m)

Bedroom Two

9' 1" x 9' (2.77m x 2.74m)

Bedroom Three

7' 1" x 7' (2.16m x 2.13m)

Bathroom

01656 771600
porthcawl@peteralan.co.uk



Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

