



## Penylan Avenue, offers in the region of £300,000

- Huge potential
- Great size garden
- Off road parking to garage
- Close proximity to schools and Rest bay beach
- Council Tax - Band F
- EPC Rating: F



 2  1  2



## About the property

Found in the sought after location Penylan Avenue is this 2/3 bedroom detached traditional style bungalow with off road parking and garage.

Offering great potential the bungalow is in traditional lay out with an attic room and is within close proximity of Local schools, Locks Common and the blue flag award winning beach at Rest Bay.

Internally the ground floor comprises of entrance hallway providing access to all rooms, to the front is a good size reception room and ground floor bedroom. Both bedrooms are conveniently located either side of the bathroom. The kitchen has a range of wall and base units with sink unit and space for appliances. To the rear is a further reception room or further bedroom, the kitchen also located to the rear with access to the rear porch into the generous garden.

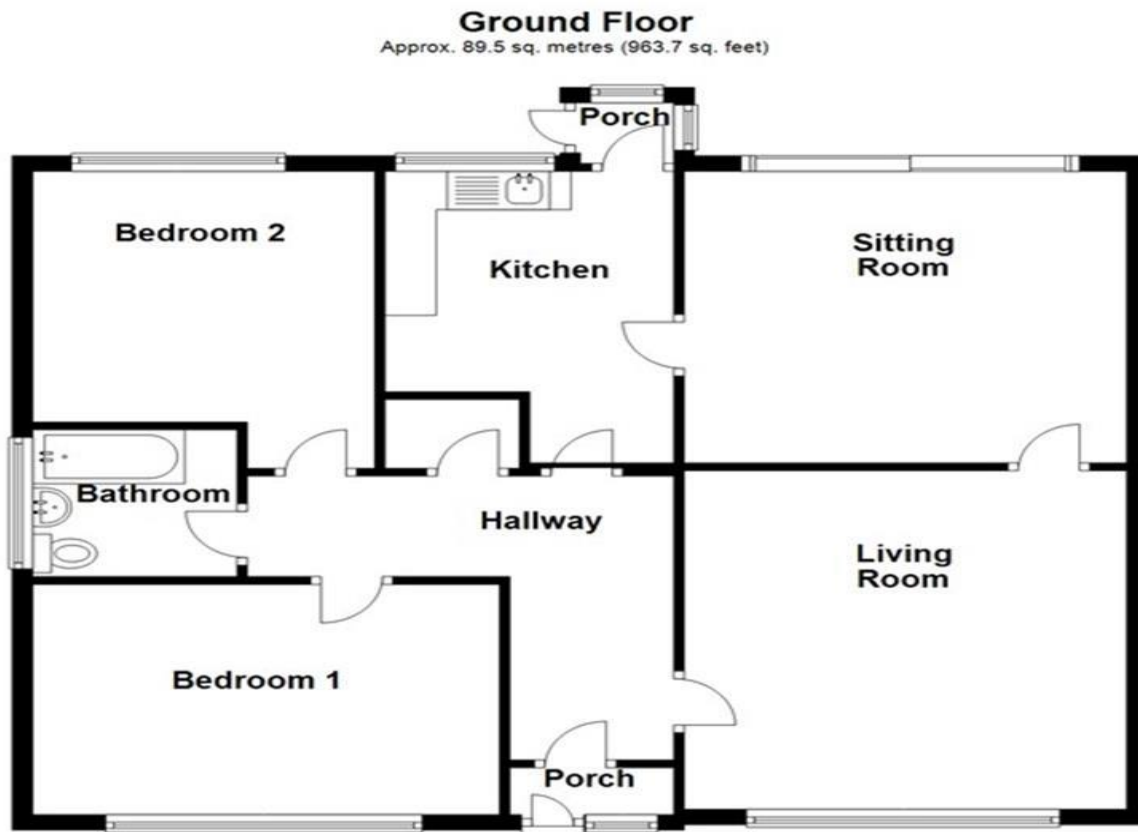
Externally there is a driveway to the side with access to a garage. The front garden is laid to lawn with surrounding walls and hedges. The rear garden is predominantly laid to lawn with mature trees and bordered with mature plants and shrubs. Side access to the garage.

**\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***



Accommodation

## Floorplan



Total area: approx. 89.5 sq. metres (963.7 sq. feet)

## 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.