



Ridgeway Road, £345,000

- Council Tax E
- EPC Rating: D



 4  2  3



About the property

WHAT AN OPPORTUNITY Take a look at the unique four double bedroom detached family home that is offered to the market with no onward chain and with some TLC would make a perfect property for the growing family. The property benefits from having previous planning permission for a double extension to the side, three reception rooms, a study, kitchen with utility room, downstairs WC and to the first floor there are the aforementioned four bedrooms and the family bathroom. The extensive garden is well matured with a variety of plants, shrubs and trees and there is access to the garage and driveway which provides off road parking for several cars. Located in Ridgeway Road with a variety of shops, local amenities, bus stops and with direct access the Ysgol Bro Eirwg, primary school. This perfect property needs to be seen to be fully appreciated as to all on offer here. Call for all the details and to arrange your viewing.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.



Accommodation

Entrance

Large entrance hall with stairs to first floor. Access to the lounge, Cloakroom and study. Radiator.

Lounge

Double glazed window to front and double glazed patio doors to rear. Double sliding doors to dining room. Gas fire set in brick built fire place. Tiled floor. Two radiators.

Dining Room

Double glazed window to rear. Radiator. Carpet. Access to the kitchen.

Kitchen

Double glazed window to rear. A range of wall and base units. Tiled splash backs. Space for a fridge freezer and dishwasher. Stainless steel sink unit and drainer. Tiled walls and floor. Access to the utility room. Radiator.

Utility Room

Double glazed window to rear. Door to side garden. Plumbed for a washing machine and space for a tumble dryer. Door to walk in larger with shelving. Tiled walls and floor.

Study

Double glazed window to front. Carpet. Radiator.

Cloakroom

Low level WC. Wash hand basin and tiled splashbacks.

Bedroom One

Double glazed window to rear. Built in wardrobes. Carpet. Radiator.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to rear. Built in wardrobe. Access to the loft. Cupboard housing boiler. Radiator.

Bedroom Four

Double glazed window to front. Carpet. Radiator.

Bathroom

02920 792888

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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.

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