



Minsmere Close, offers in excess of £280,000

- Semi Detached Bungalow
- Cul De Sac Location
- Chain Free
- Two Reception Rooms
- Two Bedrooms
- Modern Kitchen
- Private Garden
- Garage
- EPC Rating: D



 2  0  0



About the property

Tucked away in an extremely quiet cul de sac of St Mellons and benefiting from being in excellent order throughout is this charming two bedroom bungalow. With modern decor and a modern kitchen this is sure to tick all the boxes. Viewing comes highly recommended to appreciate all on offer here.

Accommodation

Entrance

Enter via door into hallway. Double storage cupboard. Laminate flooring.

Cloakroom

Double glazed frosted window to front. Low level WC. Hand wash basin units with storage under.

Kitchen

9' 7" x 7' 8" (2.92m x 2.34m)

Double glazed window and door to the side of the house. Matching wall and base units. Stainless steel sink with draining board. Gas hob and oven with cooker hood over. Plumbing



for a washing machine. Tiled splashbacks. Laminate flooring. Space for a single fridge freezer.

Lounge/ Dining Room

19' 9" x 10' 3" Max (6.02m x 3.12m Max)

Double glazed windows to front. Electric fire place. Radiator. Laminate flooring.



Bedroom One

11' 3" x 9' 2" max into wardrobes (3.43m x 2.79m max into wardrobes)

UPVC double glazed windows to rear. Fitted wardrobes and cabinets. Laminate flooring. Radiator.

Bedroom Two

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

UPVC double glazed french doors to conservatory. Laminate flooring.

Conservatory

8' 9" x 9' 2" (2.67m x 2.79m)

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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