



Eugene Close, £300,000

- Semi Detached
- Lovely Location
- Three Double Bedrooms
- Large Family Kitchen/Diner
- Fully Fitted Utility Room
- En-Suite To Master
- Close To Amenities
- Highly Recommended
- EPC Rating: C



 3  2  2



About the property

Immaculate condition - With this must see, spacious home tucked away in a quiet cul de sac of Eugene Close, St Mellons. Comprising light spacious lounge, kitchen/dining room, three bedrooms, master en-suite, family bathroom and downstairs wc.

Accommodation

Entrance

Cloakroom Upvc double glazed frosted window to front. Low level Wc. Wash hand basin and tiled floor.

Lounge 12' 9" x 12' 2" (3.89m x 3.71m)

Upvc double glazed French doors and windows to rear. Carpet. Solid wood floor. Radiator. Door to kitchen/diner. Radiator.

Kitchen/Diner 20' 5" x 9' 5" (6.22m x 2.87m)

Upvc double glazed window and door to rear. A range of matching wall and base units. One half bowl stainless steel sink with mixer taps. Double electric oven and five ring gas burner hob. Heat resistant work surfaces. Tiled splash backs. Space for a dining table and chairs. Spotlights to ceiling.

Utility Room 12' 4" x 6' 1" (3.76m x 1.85m)

Upvc double glazed window to front. A range of wall and base units. Plumbed for a washing machine and space for a tumble dryer and fridge freezer. Tiled splash backs.



Landing

Carpet. Access to the loft. Airing cupboard.

Bedroom One

15' 2" x 8' 7" (4.62m x 2.62m)

Upvc double glazed window to rear. Double fitted wardrobe. Radiator. Solid wood floor.

En-Suite

Upvc double glazed frosted window to front. Wash hand basin and low level WC. Shower cubicle. Tiled splashbacks and floor.

Bedroom Two

13' x 9' 5" (3.96m x 2.87m)

Two upvc double glazed window to rear. Radiator. Fitted double wardrobe.

Bedroom Three

11' 3" x 8' 4" (3.43m x 2.54m)

Two Upvc double glazed windows to front. Wood flooring. Two radiators. Built in double wardrobe.

02920 792888
rumney@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

