



Foreland Road, offers in the region of £475,000

- FOUR DOUBLE BEDROOMS, TWO BATHROOMS
- 27 FT LOUNGE & DINING ROOM
- 24 FT KITCHEN AND BREAKFAST ROOM
- PVC WINDOWS, GAS HEATING
- PRIME LOCATION
- EPC Rating: D



 4  2  3



About the property

A traditional bay fronted semi-detached three/four bedroom house, built circa 1930's, with elevations in facing brick, extended in recent years, and occupying a corner position fronting Foreland Road and adjacent to Heol Y Forlan. Walking distance to Whitchurch Village.

Conveniently placed is Whitchurch Village Shopping Centre which has a comprehensive variety of amenities including a wide range of local shops and stores serving every day needs, excellent

primary and secondary schools, many coffee shops, public houses and restaurants, hairdressers, butchers, a Post Office, a Co-op, an Iceland, a Mcoll's, a Parsons Bakery, a Greggs, a Principality

Building Society, A Monmouthshire Building Society, a Peacock's, a Boots The Chemist, Fintons Fish & Chips Company, a Coffee 1 and a very popular local Farmers Pantry Butchers. Local Pub and restaurants include the Plough, The Royal Oak and the Malsters Inn, all within the Village centre.





Accommodation

Entrance Hall

Lounge & Dining Room

26' 10" x 16' 5" (8.18m x 5.00m)

Shower Room

Kitchen & Breakfast Room

24' 5" x 10' 3" (7.44m x 3.12m)

Bedroom One

17' x 14' 5" (5.18m x 4.39m)

Bedroom Two

13' 3" x 10' 1" (4.04m x 3.07m)

Bedroom Three

13' 8" x 10' 3" (4.17m x 3.12m)

Bathroom

Attic Bedroom Four

16' 8" x 11' 8" (5.08m x 3.56m)

Entrance Drive

The front garden has been incorporated in to a front entrance drive, finished in Tarmac and approached via double gates with a dropped kerb access and two pillars. Boundary brick walls.

Side Garden

Side garden with garden gate and boundary walls providing access on to Heol Y Forlan and the main entrance.

Rear Garden

Walled rear garden, finished in hard concrete, edged with a raised border, inset with a garden gate providing access on to Heol Y Forlan, and a courtesy door that leads to.....

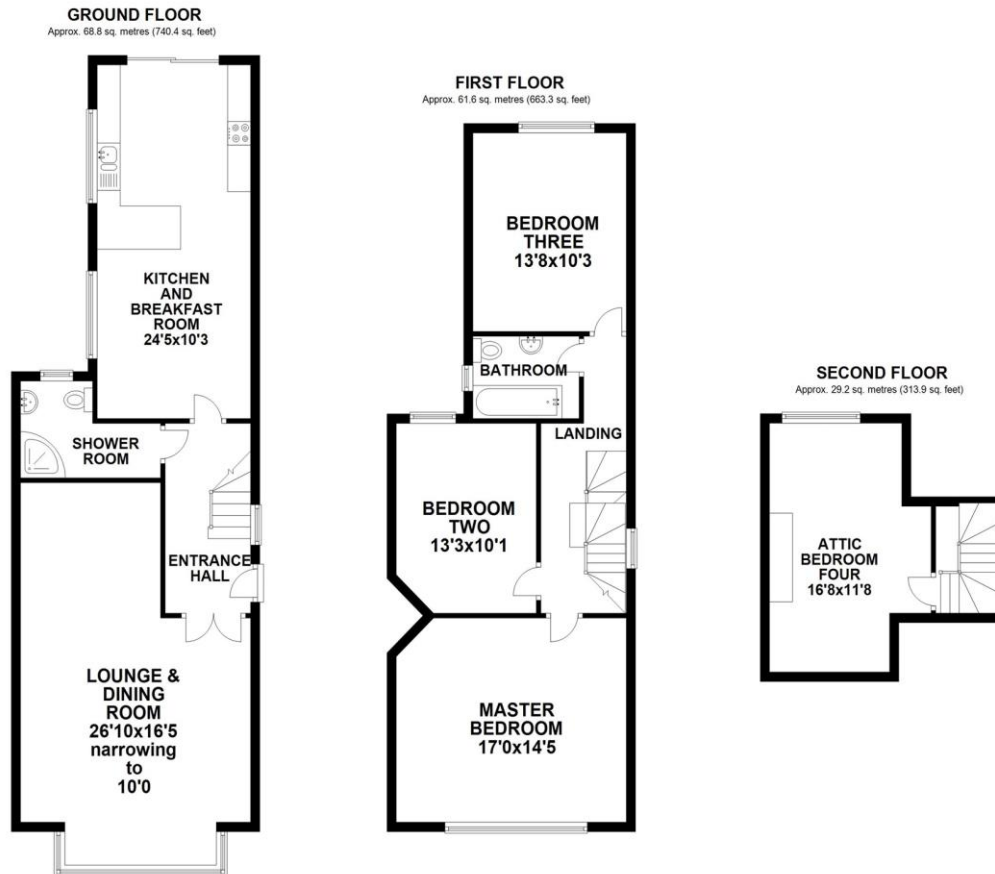
Garage

arge oversized almost double size garage with access from Heol Y Forlan. Internal window.

02920 612328

whitchurch@peteralan.co.uk

Floorplan



Total area: approx. 159.6 sq. metres (1717.6 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.

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