

# Silver Birch Close, offers over £325,000

- NO CHAIN
- TWO DOUBLE BEDROOMS
- PARKING
- FRONT AND REAR GARDENS
- CLOAKROOM
- CUL-DE-SAC LOCATION
- VILLAGE AMENITIES
- EXCELLENT TRANSPORT LINKS
- EPC Rating: C









# About the property

NO CHAIN - Spacious two double bedroom, semi detached bungalow in Whitchurch. Close proximity to transport links, university hospital of Wales and all the amenities of the village. The property boasts both front and rear gardens as well as off road parking.













## **Accommodation**

#### Hallway

#### Cloakroom

#### **Living Room**

20' 1" max x 10' 4" max ( 6.12m max x 3.15m max )  $\boldsymbol{Dining\ Room}$ 

11' 4"  $\max x$  7' 3"  $\max$  ( 3.45 $\max x$  2.21 $\max x$  ) **Kitchen** 

17' 3"  $\max$  x 14' 6"  $\max$  ( 5.26 $\min$   $\max$  x 4.42 $\min$   $\max$  ) **Bathroom** 

15' 6"  $\max x$  10' 2"  $\max$  ( 4.72m  $\max x$  3.10m  $\max$  ) **Bedroom One** 

15' 3"  $\max x$  9' 3"  $\max$  ( 4.65m  $\max x$  2.82m  $\max$  ) **Bedroom Two** 

16' 10" max x 7' 3" max ( 5.13m max x 2.21m max )

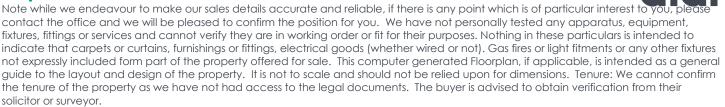


## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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