



Ironbridge Road, offers in excess of £250,000

- Council Tax Band D
- Views Towards Castell Coch
- Village Location
- No Ongoing Chain
- Deceptively Spacious
- EPC Rating: D



 3  2  1



About the property

The accommodation comprises entrance hall, lounge with a through dining room, fitted kitchen, shower room and utility room to the ground floor. Three bedrooms and a first floor bathroom. There is double glazing, gas heating, a tiered rear garden with views towards Castell Coch and no ongoing chain.

Agents Note; It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



Accommodation

Entrance Hall

Lounge / Dining Room

21' 3" x 11' 10" to chimney breast (6.48m x 3.61m to chimney breast)

Kitchen

9' 6" x 8' 2" (2.90m x 2.49m)

Shower Room

Utility Room

Landing

Bathroom

Bedroom One

10' 6" x 8' 11" to chimney breast (3.20m x 2.72m to chimney breast)

Bedroom Two

10' 1" x 8' 8" to chimney breast (3.07m x 2.64m to chimney breast)

Bedroom Three

7' 8" x 6' 4" (2.34m x 1.93m)

Outside

Front and tiered rear garden.

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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.

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