# The Green,
## guide price  £220,000

- BUILT IN 1600'S
- CHARACTER PROPERTY
- ST ATHAN VILLAGE
- NO ONGOING CHAIN
- SPACIOUS LIVING
- EPC Rating: E

🛏 3  🛁 2  🛋 2

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## About the property

Comprising of porch, living room, dining room, kitchen, bathroom, landing, 3 bedrooms, shower room, enclosed rear garden with summer house to remain, on street parking.

## Accommodation

### Entrance Porch

Entrance via a wooden front door into the porch, further door to Living Room;-

### Lounge

20' 1" x 12' 7" ( 6.12m x 3.84m )

Original wooden beams to ceiling, parquet flooring, T.V. point, power points, radiator, wooden glazed windows to front and rear aspect, original stone chimney breast with wood burner, stone stairs to first floor. Door to Dining Room;-
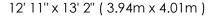
### Dining Room

11' 2" x 15' 6" ( 3.40m x 4.72m )

Laminate flooring, power points, radiator, glazed window to front aspect, UPVC glazed French doors leading to the Rear Garden.

### Kitchen

12' 11" x 13' 2" ( 3.94m x 4.01m )

Matching wall and base units with complimentary work tops, inset ceramic sink, drainer and mixer tap, space for utilities, tiled flooring, points, radiator, doors leading to Rear Garden;-

### Downstairs Bathroom

11' 4" x 7' 2" ( 3.45m x 2.18m )

W.C., wash hand basin, Jacuzzi bath, over head shower, splash back tiled areas, tiled flooring, radiator, deep storage cupboard, glazed window to front.

### Landing

Spiral stone stairs, doors leading to Bedroom One and Two.

### Bedroom 1

13' 1" x 9' 4" ( 3.99m x 2.84m )

Varnished wooden floor boards, original wooden beams to ceiling, power points, original stone chimney breast, radiator, glazed window.

### Bedroom 2

14' 2" x 10' 6" ( 4.32m x 3.20m )

Varnished wooden floor boards, original wooden beams to ceiling, power points, radiator, glazed window.

### Bedroom 3

10' 2" x 7' 2" ( 3.10m x 2.18m )

Carpet, power points, radiator, glazed window,

### Shower Room

W.C., wash hand basin, shower cubicle, splash back tiled areas, vinyl flooring, heated towel radiator, glazed window.

### Outside

**To The Front** On street parking, small court yard.

**To The Rear** Decked areas, patio areas, summer house to remain.

# Floorplan



**Ground Floor**

Living Room
Dining Room
Kitchen
Bathroom
Porch

**First Floor**

Bedroom 1
Bedroom 2
Shower Room
Bedroom 3

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 fitments 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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