



Church Road, ##Invalid £365,000

- 4 DOUBLE BEDROOMS & 2 DRESSING ROOMS
- BALCONY TO LOFT CONVERSION - SEA VIEWS
- MULTIPLE RECEPTION ROOMS - EN SUITE & FAMILY BATHROOM
- Council Tax Band - D
- SPACIOUS REAR GARDEN - CLOSE TO SHOPS, PARKS, BEACHES, SCHOOLS



 4  2  2



About the property

4 DOUBLE BEDROOMS & 2 DRESSING ROOMS - BALCONY TO LOFT CONVERSION - SEA VIEWS. Close to local amenities; coastal walks, Porthkerry park, Rhoose point, shops, schools, public transport routes, easy access to link roads leading to M4 corridor.

Accommodation

Entrance Hallway

Enter via UPVC glazed door, tiled flooring, power points, radiator, window to front.

Dining Room

15' 8" x 11' 10" (4.78m x 3.61m)

T.V. point, power points and USB points, radiator, laminate flooring, Log Burner to remain, bay window to front of property.

Living Room

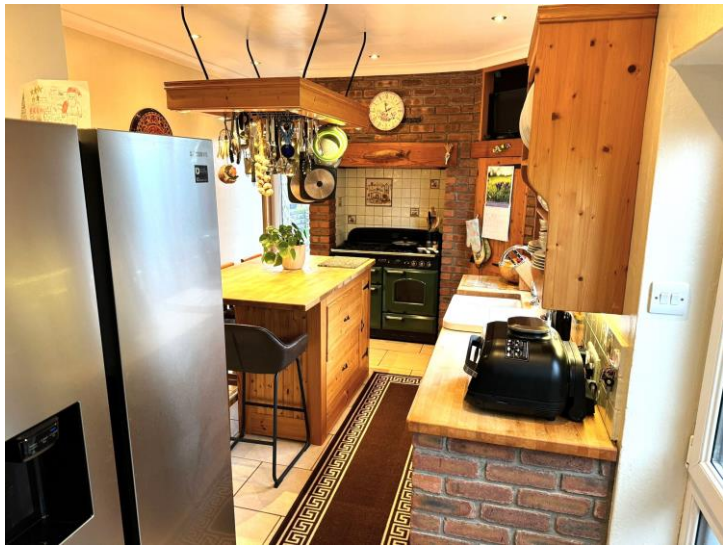
16' x 11' 10" (4.88m x 3.61m)

Remote control gas fire, T.V. point, power points, radiator, laminate flooring, patio doors leading to the rear garden.

Kitchen

20' 2" x 9' 11" (6.15m x 3.02m)

Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, space for utilities, power points, USB ports, tiled flooring, window to side, doors leading to rear garden from side and rear.



First Floor Landing

Fitted carpet, power points, radiator, stairs to 2nd Floor.

Bedroom Two

16' max x 12' (4.88m max x 3.66m)

WALK IN WARDROBE Fitted carpet, power points, radiator, window to rear.

Bedroom Three

12' 3" x 10' 10" plus walk in wardrobe (3.73m x 3.30m plus walk in wardrobe)

WALK IN WARDROBE, laminate flooring, power points, radiator, bay front window.

Bedroom Four

12' 1" max x 10' (3.68m max x 3.05m)

Laminate flooring, power points, radiator, window to side and rear.

Bathroom

10' 8" x 6' 5" (3.25m x 1.96m)

W.C., wash hand basin, bath with over-head shower, splash back tiled areas, radiator, window to side.

Second Floor

Concealed stairs from First Floor Landing;-

Bedroom One

22' 7" max x 18' 10" max (6.88m max x 5.74m max)

Fitted carpet, power points, radiator, window to front and rear *SEA VIWS* Patio doors leading top Balcony;-

Ensuite

9' 10" x 8' 3" (3.00m x 2.51m)

W.C., wash hand basin, walk in double shower with concealed pipework, automatic and remote controlled extractor fan, roll top bath, splash back tiled areas, radiator, window to the front of the property.

Balcony

Glass balustrade *SEA VIEWS*

To The Front

Driveway for multiple vehicles, side access from front to rear.

To The Rear

Patio areas, hot tub to remain, several outbuildings and green house, outside tap, side access to front of property and rear access to lane.

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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.

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