



Old Mill Road, £225,000

- LARGER THAN AVERAGE GARDEN TO SIDE
- DETACHED GARAGE & DRIVEWAY
- ELEVATED IDYLIC VIEWS TO THE FRONT
- Council Tax Band - C
- CLOSE TO VICTORIA PARK, TRAIN STATION ,POPULAR SCHOOL CATCHMENT, SHOPS
- EPC Rating: C



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About the property

LARGER THAN AVERAGE GARDEN TO SIDE
POTENTIAL TO DEVELOP stpp - DETACHED
GARAGE & DRIVEWAY. Close to local amenities;
Victoria Park, Cadoxton train station, local shops,
supermarkets, popular school catchment, easy
access to link roads leading to M4 corridor,
beaches, coastal walks.

Accommodation

Entrance Hallway

Entre via UPVc glazed door, double glazed panel window to side, parquet flooring, power points, radiator, fitted storage under stairs, stairs to first floor, door leading to Living Room and Kitchen;-

Living Room

13' 7" x 13' 2" max (4.14m x 4.01m max)

T.V. point, power points, radiator, fitted carpet, glazed panel door leading into Dining Room, double glazed window to front aspect with *FAR STRETCHING IDYLIC VIEWS*.

Kitchen

9' 6" x 8' 1" (2.90m x 2.46m)

Matching wall and base units with complimentary work tops, inset sink, drain and mixer tap, space for utilities, power points, vinyl flooring, double glazed window to side aspect overlooking garden, opening to Rear Lobby, glazed panel door leading into Dining Room;-



Dining Room 10' 11" x 9' 11" (3.33m x 3.02m)

Fitted carpet, power points, radiator, double glazed patio doors to Rear Garden.

Rear Lobby Opening from Kitchen, continuation of vinyl flooring, double glazed windows to side and rear, door leading to Rear Garden.

First Floor Landing Fitted carpet, power points, fitted cupboard, double glazed window to side aspect overlooking larger than average side plot.

Bedroom One 12' 2" x 8' 2" plus fitted wardrobes (3.71m x 2.49m plus fitted wardrobes)

Fitted mirrored wardrobes, fitted carpet, power points, radiator, double glazed window to front aspect with *ELEVATED VIEWS*

Bedroom Two 10' 9" x 8' 2" plus fitted wardrobe (3.28m x 2.49m plus fitted wardrobe)

Fitted mirrored wardrobes, fitted carpet, power points, radiator, double glazed window to rear aspect.

Bedroom Three 7' 5" plus fitted wardrobe x 7' 3" (2.26m plus fitted wardrobe x 2.21m)

Fitted carpet, power points, radiator, fitted wardrobe, double glazed window to front aspect with *ELEVATED VIEWS*

W.C. W.C., vinyl flooring, double glazed window to side aspect.

Bathroom Wash hand basin, bath with over head shower, splash back tiled areas, radiator, double glazed window to rear aspect.

To The Front Wrought iron gate, steps ascending to entrance, slate chippings to driveway for multiple vehicles, detached garage.

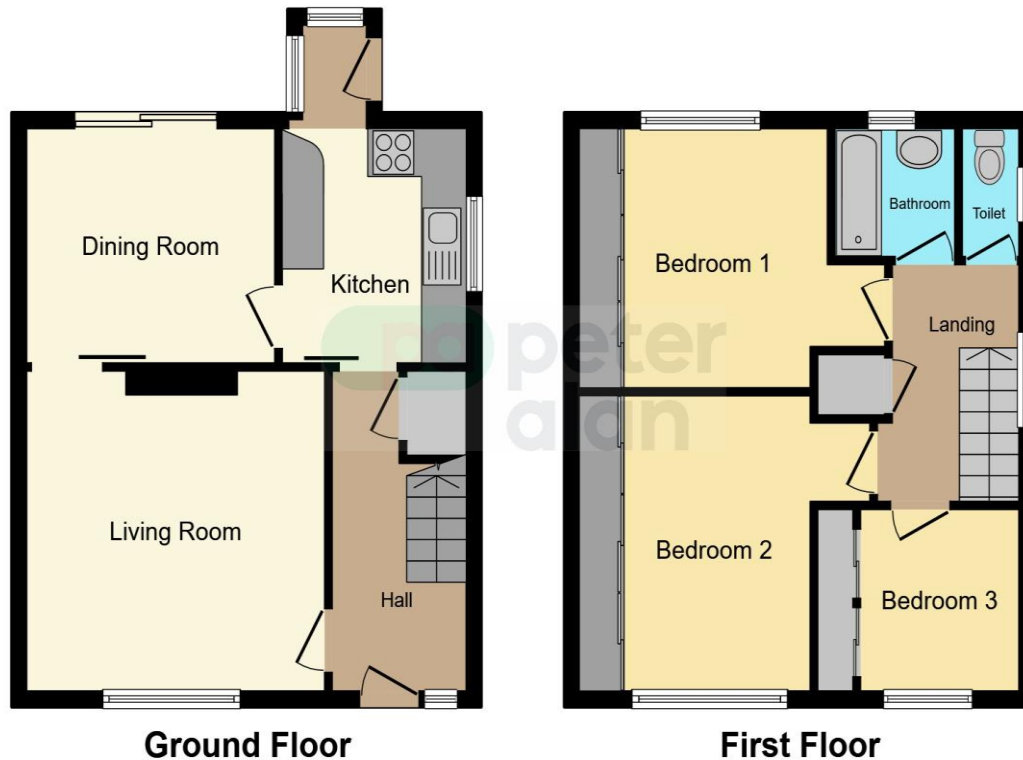
Detached Garage Electric roller door, power points.

To The Rear And Side *LARGER THAN AVERAGE CORNER & SIDE PLOT*. To the rear of property, private court yard patio area. To the side, further patio seating areas, laid to lawn, complimentary flower beds, trees and shrubs, outside tap, access to driveway and garage. *VIEWS ACROSS THE CHANEL*

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Floorplan



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