



## Princes Street

£220,000

- WEST END
- 4 DOUBLE BEDROOMS
- 2 RECEPTIONS ROOMS
- COUNCIL TAX BAND - D
- SOUTH FACING REAR GARDEN - SEA VIEWS
- EPC Rating: D



4 1 2



## About the property

4 DOUBLE BEDROOMS - WEST END - SOUTH FACING GARDEN. Briefly comprising of hallway, living room, dining room, kitchen, utility room, bathroom, landing, 3 bedrooms, stairs to 2nd floor, 4th bedroom, enclosed rear garden, on street parking.

**Utility Room** Space for utilities, tiled floor, power points, door to Bathroom.

**Bathroom** WC, wash hand basin, bath with over head shower, splash back tiled areas, window to rear aspect.

## Accommodation

**Entrance Hall** Enter via a UPVC glazed door, larger than average hallway, fitted carpet, power points, radiator, stairs to first floor.

**Living Room** 12' x 11' 10" Max ( 3.66m x 3.61m Max )

T.V. point, power points, radiator, fitted carpet, window to front aspect.

**Dining Room** 12' 1" x 11' 8" ( 3.68m x 3.56m )

Laminate flooring, power points, radiator, opening to Kitchen, door leading to Utility Room and Rear Garden.

**Kitchen** 8' 4" x 7' 8" ( 2.54m x 2.34m ) Matching wall and base units with complimentary work tops, inset sink, drain and mixer tap, inset gas hob, oven and over head cooker hood, splash back tiled areas, power points, space for utilities, integral dishwasher, window to rear aspect.

dishwasher.



## 1st Floor Landing

Fitted carpet, power points, concealed stairs to 2nd floor.

**Bedroom 1** 19' 11" max x 11' 9" max ( 6.07m max x 3.58m max )

Fitted wardrobes, fitted carpet, power points, radiator, two windows to front.

## Bedroom 2

12' 2" max x 10' 2" max ( 3.71m max x 3.10m max )

Laminate flooring, power points, radiator, window to rear \*SEA VIEWS\*.

**Bedroom 3** 9' 9" max x 8' 9" max ( 2.97m max x 2.67m max )

Fitted carpet, power points, radiator, window to rear \*SEA VIEWS\*.

**2nd Floor Landing** Fitted carpet.

## Bedroom 4

16' 8" max x 16' 7" max ( 5.08m max x 5.05m max )

Fitted carpet, power points, radiator, skylight to rear \*SEA VIEWS\*, window to front.

## Outside

### To The Front

On street parking.

### To The Rear

Patio areas, outside tap, \*SEA VIEWS\*.

## Floorplan



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