



## Nant Talwg Way, £475,000

- NO ONGOING CHAIN
- POTENTIAL TO EXTEND \*stpp\* - DOUBLE LENGTH GARAGE
- CLOSE TO PORTHKERRY PARK, ROMILLY PARK & BEACHES
- Council Tax Band E
- Primary School Catchment - Romilly, Ysgol Sant Baruc, St Helens, All Saints / Secondary School Catchment -



 4  1  2



## About the property

CUL-DE-SAC LOCATION WITH WALKS TO MILLWOOD & PORTHKERRY PARK - This ideal family home with double garage, along with mature front and rear gardens is situated in a sought after area and conveniently located close to shops, public transport links and within popular school catchment areas.

## Accommodation

**Entrance Hallway** Enter via UPVC glazed door, wooden laminate water resistant flooring, power points, radiator, understairs cupboard housing new boiler installed in 2023, stairs to first floor;-

**Cloakroom** W.C., wash hand basin, splash back tiled areas, radiator, wooden laminate water resistant flooring, window to side.

**Living/ Dining Room** 29' 8" max x 11' 8" max ( 9.04m max x 3.56m max )

T.V. point, power points, radiator, fitted carpet, window to front, open plan to Dining Room, patio doors to rear garden.

**Kitchen** 11' 8" x 8' 6" ( 3.56m x 2.59m )

Modern Wren kitchen with complimentary Granite worktops, inset Belfast sink and mixer tap, inset gas hob, over head cooker hood, integral single oven and a built-in microwave/combination oven, integral dishwasher, integral fridge/ freezer, space for utilities, power points, wooden laminate water resistant flooring, window to rear aspect, door leading to Rear Garden.



**Landing** Fitted carpet, power points, radiator, loft hatch giving access to loft, window to side, fitted airing cupboard.

**Bedroom One** 12' 7" plus wardrobes x 12' 6" max ( 3.84m plus wardrobes x 3.81 m max )

Fitted wardrobes, fitted carpet, power points, radiator, window to front aspect.

**Bedroom Two** 10' 8" plus wardrobes x 9' 4" ( 3.25m plus wardrobes x 2.84m )

Fitted wardrobes, fitted carpet, power points, radiator, window to rear.

**Bedroom Three**

9' 2" plus fitted cupboard x 8' 7" ( 2.79m plus fitted cupboard x 2.62m )

Fitted cupboard, fitted carpet, power points, radiator, window to front.

**Bedroom Four** 9' 4" plus fitted wardrobes x 8' 7" ( 2.84m plus fitted wardrobes x 2.62m )

Fitted wardrobes, fitted carpet, power points, radiator, window to rear.

**Bathroom** W.C., wash hand basin, bath, separate shower cubicle, splash back tiled areas, radiator, window to side aspect.

**To The Front**

Driveway for multiple vehicles, partly laid to lawn, side access to rear, pull up-and-over door to double length Garage \*POTENTIAL TO CONVERT GARAGE stpp\*.

**To The Rear**

Larger than average plot. Patio area, laid to lawn, outside tap, side access to front. \*POTENTIAL TO EXTEND stpp\*.

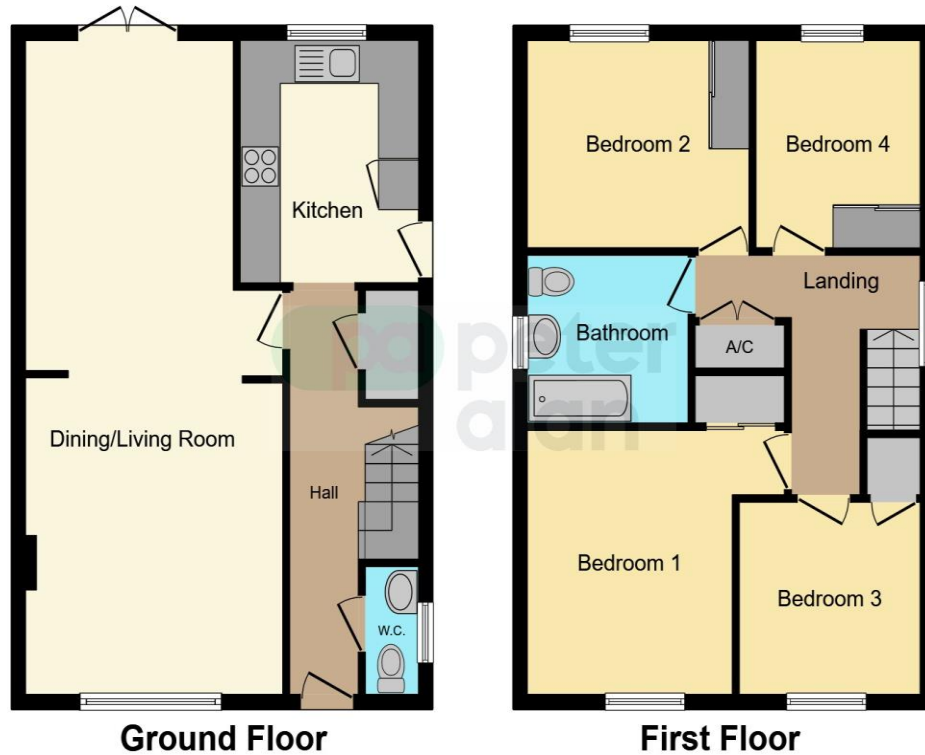
**Disclaimer**

Please note this property is being sold by a relative of a Peter Alan Staff Member.

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## Floorplan



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## Important Information

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