



Nant Talwg Way, £450,000

- 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 -



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About the property

CUL-DE-SAC LOCATION WITH WALKS TO MILLWOOD & PORTKERRY 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 3.81m 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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