



College Road, £270,000

- SEA VIEWS TO FRONT - CLOSE TO SHOPS, PARKS, BEACHES
- 3 DOUBLE BEDROOMS
- PRIVATE SIDE & REAR GARDENS
- Council Tax Band - C
- WEST END - Schools; Whitmore High, Ysgol Gymraeg, St Richard Gwyn, Ysgol Sant Curig, St Helens R.C, All Saints, Gladstone
- EPC Rating: B





About the property

Porch UPVC glazed door, windows to front and side, tiled flooring *SEA VIEWS*

Hallway Built in seating area with concealed storage, tiled flooring, power points, up right radiator, bespoke fitted storage under stairs, stairs to first floor.

Living/ Dining Room 18' x 10' 11" (5.49m x 3.33m)

T.V. point, power points, radiator, wood flooring, upright radiator, window to front and rear - SEA VIEWS & REAR GARDEN ASPECT VIEWS.

Kitchen 14' 3" x 10' 10" (4.34m x 3.30m) Refitted with an extensive range of wall and base units with solid Quartz worktop and inset under mounted twin sink with mixer tap including water filter & extendable hose and bevel tiled splash backs, features include soft close doors & drawers, 2 corner carousel chrome units, plinth heater and under lighting, plumbed for dishwasher, space for American style fridge/freezer plus built in double oven, 5 ring hob & cooker hood, tiled floor, 2 side windows plus window to rear, door onto the side patio plus door to Utility.

Utility 10' 2" x 4' 4" (3.10m x 1.32m) Utility cupboard housing plumbing for washing machine and space for tumble dryer, power points, windows and door leading to enclosed Rear Garden aspect.

Accommodation

Landing Fitted carpet, power points, window to front aspect *SEA VIEWS*

Bedroom One 13' 6" x 11' 3" max (4.11m x 3.43m max)

DOUBLE BEDROOM Fitted carpet, power points, radiator, window to rear garden aspect.

Bedroom Two 11' 4" x 11' 2" max (3.45m x 3.40m max)

DOUBLE BEDROOM Fitted carpet, power points, radiator, window to rear garden aspect.

Bedroom Three 10' 7" x 8' 3" (3.23m x 2.51m)

DOUBLE BEDROOM Fitted carpet, power points, radiator, fitted cupboard, window to front aspect *SEA VIEWS*.

Bathroom W.C., wash hand basin, bath with shower rinse head attachment, electric over head shower, splash back tiled areas, radiator, window to front aspect.

To The Front Pathway to front entrance, mainly laid to lawn, complimentary flower beds and shrubs, side access to side rear garden *SEA VIEWS*.



Side Garden Enclosed and private patio area, outside power points, complimentary flower beds, idyllic area for Hot Tub/ outdoor seating/ alfresco dining. *SEA VIEWS*

Rear Garden Patio areas, private and enclosed, sheds to remain with power points.

Property Information To include a newly fitted stunning kitchen - 25 year guarantee, newly fitted contemporary bathroom (2024), full rewire, damp proof course, internally re-plastered throughout, replacement radiators, new windows & doors plus fascia & guttering (2023) plus exterior weather proof coating.

Renovations Whole house rewired. Electricity extended to rear garden shed and sockets in the side garden. Extra large Keter shed with electrics. Attic insulated and boarded with pull-down wooden ladder and electric light for easy access convenient storage. New radiators throughout. Whole house re-plastered. Solar panels (Owned outright). New carpets throughout upstairs. Outside tap fitted. Side and rear garden fenced and slabbed. Side garden is natural limestone slabs. Front garden established as wild-flower garden to attract wildlife- we have slow worms, lots of birds and even bats.

Renovations 2022/ 2023 Damp proof course. Exterior waterproof coating. New Fascia and guttering. New kitchen: Quartz worktops. Fitted self-cleaning (catalytic) double oven & separate 5 ring gas hob. 'Magic' base corner carousels, pan drawers with utensils drawer, spice drawers, & extra tall wall units. Kitchen units have 25 year guarantee. Under-plinth heater attached to central heating system with electric boost if required. Under wall unit touch operated lights. Tap with filter and extendable hose feature. Utility storage cupboard plumbed for washed & drier and housing boiler. Under stair pull out storage cupboards. New stone flooring throughout downstairs apart from lounge. New double glazing throughout including all doors and composite front door.

Renovations 2024

Complete new bathroom fitted. Freshly decorated throughout. Side garden slabs freshly repointed. Boiler service

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Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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