

# 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

WEST END - Schools; Whitmore High, Ysgol Gymraeg, St Richard Gwyn, Ysgol Sant Curig, St Helens R.C, All Saints, Gladstone - SEA VIEWS TO FRONT - CLOSE TO SHOPS, PARKS, BEACHES - 3 DOUBLE BEDROOMS.

# **Accommodation**

#### **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 underlighting,





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.

### 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

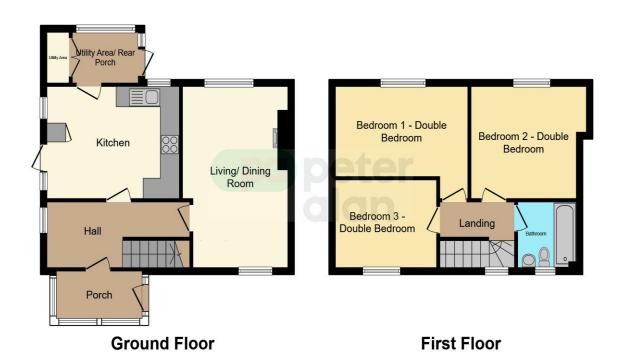
Enclosed and private patio area, outside power points, complimentary flower beds, idyllic area for Hot Tub/ outdoor seating/ alfresco dining. \*SEA VIEWS\*

#### Rear Garden

Patio areas, private and enclosed, sheds to remain with power points, rear lane access.

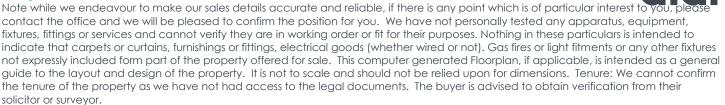


# **Floorplan**



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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