



## 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



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## 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.

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## Floorplan



**Ground Floor**



**First Floor**

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