



Buttrills Road, offers in the region of £285,000.

- Council Tax Band - E
- SEA VIEWS TO REAR
- 3 DOUBLE BEDROOMS & LOFT ROOM
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- POPULAR SCHOOL CATCHMENT
- NO ONGOING CHAIN
- EPC Rating: D



 3  1  1



About the property

NO ONGOING CHAIN - 3 DOUBLE BEDROOMS & LOFT ROOM - SEA VIEWS TO REAR OF PROPERTY - LARGER THAN AVERAGE REAR GARDEN. Close to local amenities; shops, parks, beaches, easy access to link roads leading to M4 corridor, public transport routes. School Catchment; Gladstone, Ysgol Sant Curig, St Helens, All Saints, Whitmore High, Ysgol Bro Morgannwg, St Richard Gwyn. Comprising of porch, hallway, larger than average lounge, larger than average kitchen, sun room, landing, 3 bedrooms, bathroom, loft room, driveway to front, larger than average rear garden *SEA VIEWS*.

Call 01446 733 224 to arrange viewing.

Accommodation

Entrance Porch

Tiled floor.

Entrance Hall

Tiled floor, understairs storage.

Cloakroom

W.C, sink, tiled floor.

Lounge

27' 5" Max x 13' 1" Max (8.36m Max x 3.99m Max)

Window to front and rear, feature fireplace, wood floor.
Larger than average

Kitchen

22' 6" Max x 9' 1" Max (6.86m Max x 2.77m Max)

Fitted cupboards and complimentary worktops, integrated fridge freezer, dishwasher, oven with hob and cooker hood, inset sink,



combi boiler, window to side and rear, tiled floor. Open into sunroom.
Larger than average

Fitted cupboard, window to rear with SEA VIEWS, carpet.

Sunroom

8' 3" Max x 12' 8" Max (2.51m Max x 3.86m Max)

Tiled floor, bi-fold doors to rear.

Landing

Carpet.

Bedroom 1

11' 5" Max x 9' 9" Max (3.48m Max x 2.97m Max)

Fitted wardrobes, window to rear with SEA VIEWS, carpet.

Bedroom 2

11' Max x 9' 9" Max (3.35m Max x 2.97m Max)

Fitted wardrobe, window, carpet.

Bedroom 3

11' 5" Max x 9' 6" Max (3.48m Max x 2.90m Max)

Bathroom

Separate bath and shower cubicle, towel radiator, W.C, sink, window, tiled floor.

Loft Room

12' 8" Max x 8' 3" Max (3.86m Max x 2.51m Max)

Fully boarded, limited head height, door to eaves for storage, power.

To Front

Driveway, gate to front.

To Rear

Tiered garden with patio and lawn areas, gate to rear, side access, shed to remain, SEA VIEWS.

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Floorplan



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