



Port Road East, offers in excess of £350,000

- FAR STRETCHING VIEWS ACROSS THE VALE
- POTENTIAL TO EXTEND TO THE SIDE & REAR *stpp*
- BALCONY TO FIRST FLOOR
- SPACIOUS LIVING AREAS
- LARGER THAN AVERAGE GARAGE
-
- EPC Rating: D



 3
  2
  3



About the property

FAR STRETCHING VIEWS ACROSS THE VALE - BALCONY TO FIRST FLOOR - POTENTIAL TO EXTEND TO THE SIDE & REAR. Comprising of porch, cloakroom, hallway, living room, dining room, conservatory, kitchen, landing, 3 bedrooms, family bathroom, larger than average rear garden driveway and garage.

Accommodation

Porch

Enter via a UPVC glazed door, window to side aspect, further door into cloakroom and hallway; -

Cloakroom

W.C., wash hand basin, vinyl flooring, radiator, window to rear aspect.

Hallway

Fitted carpet, power points, radiator, fitted storage cupboard under stairs, doors leading into Kitchen and Living Room; -

Lounge

19' 6" x 13' 4" (5.94m x 4.06m)

T.V. point, power points, radiator, fitted carpet, window to front and side. Opening to Dining Room; -

Dining Room

11' 7" x 8' 7" (3.53m x 2.62m)

Vinyl flooring, power points, radiator, opening to Reception Room 3;-



Reception Room Three

8' 9" x 6' 3" (2.67m x 1.91m)

Vinyl flooring, power points, radiator, French doors to conservatory.

Conservatory

9' 11" x 9' 7" (3.02m x 2.92m)

Tiled flooring, windows to rear, French doors to rear garden.

Kitchen

15' 8" x 9' 7" max (4.78m x 2.92m max)

Landing

Fitted carpet, window to side, *space to convert loft with stairs ascending*, loft hatch with pull down ladder to LOFT ROOM.

Bedroom One

11' 11" max x 9' 10" (3.63m max x 3.00m)

Fitted wardrobes, fitted carpet, power points, radiator, window to side.



Bedroom Two

13' 11" x 8' 10" (4.24m x 2.69m)

Fitted carpet, power points, radiator, door to Balcony.

Bedroom Three

10' x 8' 1" (3.05m x 2.46m)

Fitted carpet, power points, radiator, door to BALCONY.

Balcony

Glass balustrade, FAR STRETCHING VIEWS ACROSS THE VALE.

Bathroom

W.C., wash hand basin, shower cubicle, radiator, vinyl flooring, window to front aspect.

Loft Room

12' 4" max x 10' 10" max (3.76m max x 3.30m max)

Sky light to rear aspect, IDYLIC VALE VIEWS, storage in the eaves. Potential to convert fully *stpp*.

01446 733224

barry@peteralan.co.uk

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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let