



## Port Road East, £475,000

- COUNCIL TAX BAND - E
- HIGH SPEC - SHOW HOME CONDITION
- LARGER THAN AVERAGE FRONT AND REAR GARDENS
- GARAGE
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- EPC Rating: D



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## About the property

LARGER THAN AVERAGE REAR GARDEN & DRIVEWAY TO FRONT- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS - SHOW HOME CONDITION.

Close to local amenities; easy access to link roads leading to M4 corridor, public transport routes, parks, forestry walks, popular school catchment, supermarkets.

## Accommodation

**Entrance Hall** Tiled flooring, storage cupboard.

**Lounge** 10' 6" x 13' 6" ( 3.20m x 4.11m ) Inset spotlights, solid wooden flooring, T.V. point, power points, glazed window to front aspect with fitted shutters, log burner, double radiator.

**Kitchen / Diner** 22' 6" x 10' 9" ( 6.86m x 3.28m ) Inset spotlighting and hanging pendant lighting over fitted breakfast bar, wood effect porcelain tiled flooring, glazed and stained glass windows to the front elevation, glazed window to the rear aspect, matching wall mounted units and base units with complimentary work tops and matching uprisers, under counter downlighting, integrated electric oven, integrated microwave, integrated fridge, integrated wine chiller, composite sink with drainer and mixer taps over, solid wood door to utility room, radiator, power points, inset bluetooth ceiling speakers.

**Utility** Continuation of porcelain wood effect tiled flooring, space for utilities, power points.

**Reception Room** 8' 6" x 13' 1" ( 2.59m x 3.99m ) Inset spotlighting, glazed windows surrounding, French doors with



fitted blinds opening to rear garden patio area, limestone flooring, radiator, power points, solid wood door to W.C.:-

**Cloakroom** W.C., wash hand basin, splash back tiled areas.

**Landing** Fitted carpet flooring, glazed stained glass window to the side elevation, solid wooden doors to bedrooms and family bathroom.

**Bedroom 1** 10' 7" x 13' 6" ( 3.23m x 4.11m ) Fitted carpet flooring, power points, radiator, glazed window to front aspect with fitted blinds.

**Bedroom 2** 10' 9" x 13' 4" ( 3.28m x 4.06m ) Fitted carpet flooring, power points, radiator, glazed window to front aspect with fitted blinds.

**Bedroom 3** 10' 8" x 8' 9" ( 3.25m x 2.67m ) Laminate flooring, solid wooden staircase to attic space/office, radiator, glazed window to rear aspect overlooking the garden.

**Loft Space** Fitted carpet, power points, fitted storage in the eaves, sky light to rear aspect.

**Bathroom** W.C., bespoke marble wash hand basin set on real wood with a matt black mixer tap over, proofvision Integrated TV. Glass shower screen, bath with waterfall shower over, marble effect tiles to the walls, porcelain tiled flooring, matt black towel rail heater.

**Front Garden** Double gates to front, larger than average driveway with space for multiple vehicles, solid steel gates to side of property leading to garage & rear garden.

**Rear Garden**

Larger than average rear garden, laid to lawn, patio area, complimentary shrubs and hedges, outside tap, outdoor power points, side access to front, access to garage.

**Garage** Newly fitted electric garage door, power.

**Property Information** New boiler fitted less than a year old with a 10 year guarantee, re-wire within the last year, acoustic glass to front windows, part of the garage roof and back wall replaced with guarantee in place.



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## 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](http://www.focalagent.com)

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