



## Claude Road

offers in excess of £270,000

- NO CHAIN
- BRAND NEW BATHROOM - Decorated throughout
- LARGER THAN AVERAGE REAR GARDEN WITH SIDE PLOT
- Council Tax Band - D
- DRIVEWAY FOR MULTIPLE VEHICLES
- 3 DOUBLE BEDROOMS
- EPC Rating: C





## About the property

\* NO CHAIN \* Primary Schools;-Romilly Primary School, Ysgol Sant Curig, St Helens R.C Primary School, All Saints C/W Primary School. Secondary Schools;- Whitmore High School, Ysgol Gymraeg Bro Morgannwg, St Richard Gwyn RC High School.

## Accommodation

### Schools

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### Hallway

### Living Room

18' 4" x 10' 4" max ( 5.59m x 3.15m max )

### Kitchen/ Diner

13' 4" x 11' 4" ( 4.06m x 3.45m )

### Landing

### Bedroom One

13' 4" max x 8' 5" ( 4.06m max x 2.57m )



## **Bedroom Two**

11' 1" max x 8' 5" ( 3.38m max x 2.57m )

## **Bedroom Three**

10' 1" x 8' 8" ( 3.07m x 2.64m )

## **Bathroom**

\*BRAND NEW FITTINGS TO BE COMPLETED\* W.C., wash hand basin, bath, shower, tiled, radiator, window to front.

## **To The Front**

Driveway for multiple vehicles \*POTENTIAL TO EXTEND TO THE SIDE STPP\*

## **To The Rear**

\*POTENTIAL TO EXTEND TO THE SIDE & REAR STPP\* ADDITIONAL LAND TO THE SIDE ENCLOSED WITH FENCING \*

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## Floorplan



Ground Floor



First Floor



Second Floor

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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