



## 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



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## 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**

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