

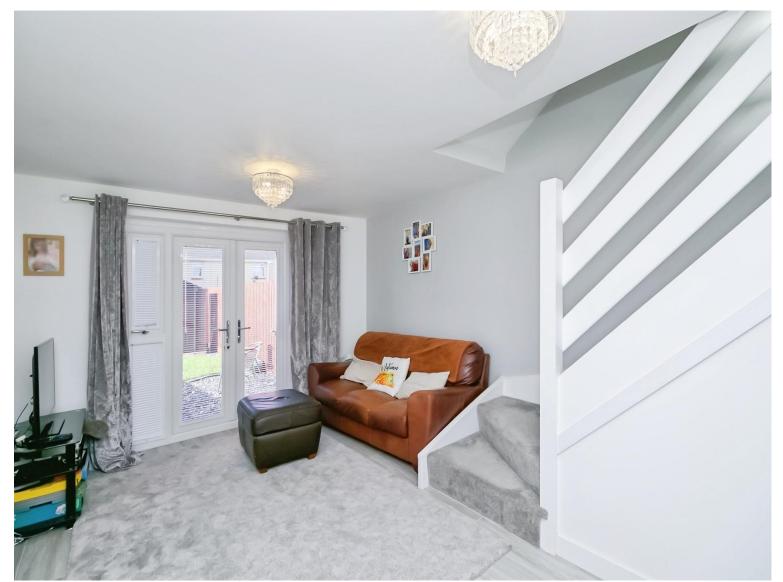
# Meadowcroft offers in excess of £230,000

- COUNCIL TAX BAND C
- CLOSE TO LOCAL AMENITIES SHOPS, SCHOOLS, TRANSPORT LINKS
- OFF ROAD PARKING
- IDEAL FIRST TIME BUY
- WELL PRESENTED THROUGHOUT
- EPC Rating: C









# About the property

\*\*PARKING TO FRONT\*\* Comprising of living room, kitchen, 2 double bedrooms, shower room, loft space, allocated parking and parking to front. The property is close to local amenities; Coastal walks, parks such as Porthkerry Country Park, Rhoose Point and many more, public play areas, tennis courts.

# **Accommodation**

#### Lounge

16' 6" x 11' 6" (5.03m x 3.51m)

Tiled flooring, patio doors to rear garden.

#### **Kitchen**

11' 6" x 9' 7" max ( 3.51m x 2.92m max )

Built-in fridge freezer, oven and hob. Two large built-in storage cupboards. Window to front, matching wall and base cupboards with complimentary cupboards.

#### **Bedroom One**

9'8" x 8' 2" ( 2.95m x 2.49m )

Built-in wardrobe, carpeted flooring.









#### **Bedroom Two**

9' 6" max x 10' 10" ( 2.90 m max x 3.30 m )

Carpeted flooring, fitted wardrobe, blinds.

#### **Shower Room**

Shower, W.C. and wash hand basin, vinyl flooring, tiled walls.

#### **Loft Space**

Part boarded and new insulation.

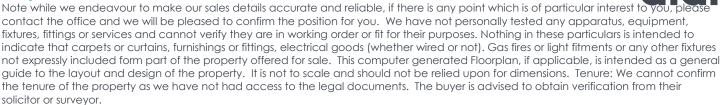


## **Floorplan**



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

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