



St. Gwladys Avenue, offers over £210,000

- Driveway
- Open Plan Lounge/Diner
- Local Amenities
- Nearby Transport Links
- Local Schools
- Well presented
- Enclosed Rear Garden
- EPC Rating: D



 3  1  1



About the property

Introducing this splendid three-bedroom semi-detached property on the market for sale, boasting good condition and a carefully considered layout. The property is ideally situated in a sought-after location with excellent public transport links, local amenities, and nearby schools, making it perfect for families or professionals alike.

The substantial accommodation comprises an open-plan reception room, providing an ideal setting for both relaxation and entertaining. This flows seamlessly into the well-appointed kitchen, ensuring a social and inclusive environment. The kitchen has been meticulously designed to provide functionality whilst not compromising on style, truly the heart of the home.

The sleeping accommodation is equally as impressive, offering two generously sized double bedrooms and a further single bedroom. These rooms offer ample space for personalisation and storage, providing a serene sanctuary away from the bustle of the rest of the house.

One well-maintained bathroom serves the property, ensuring no morning rush.



Accommodation

Entrance Hallway

Lounge

10' 8" x 9' 6" (3.25m x 2.90m)

Dining Room

13' 9" x 10' 6" (4.19m x 3.20m)

Kitchen

14' 8" x 5' 9" (4.47m x 1.75m)

Downstairs W/C

Bedroom 1

10' 10" x 10' 7" (3.30m x 3.23m)

Bedroom 2

10' 10" x 9' 7" (3.30m x 2.92m)

Bedroom 3

7' 7" x 7' 4" (2.31m x 2.24m)

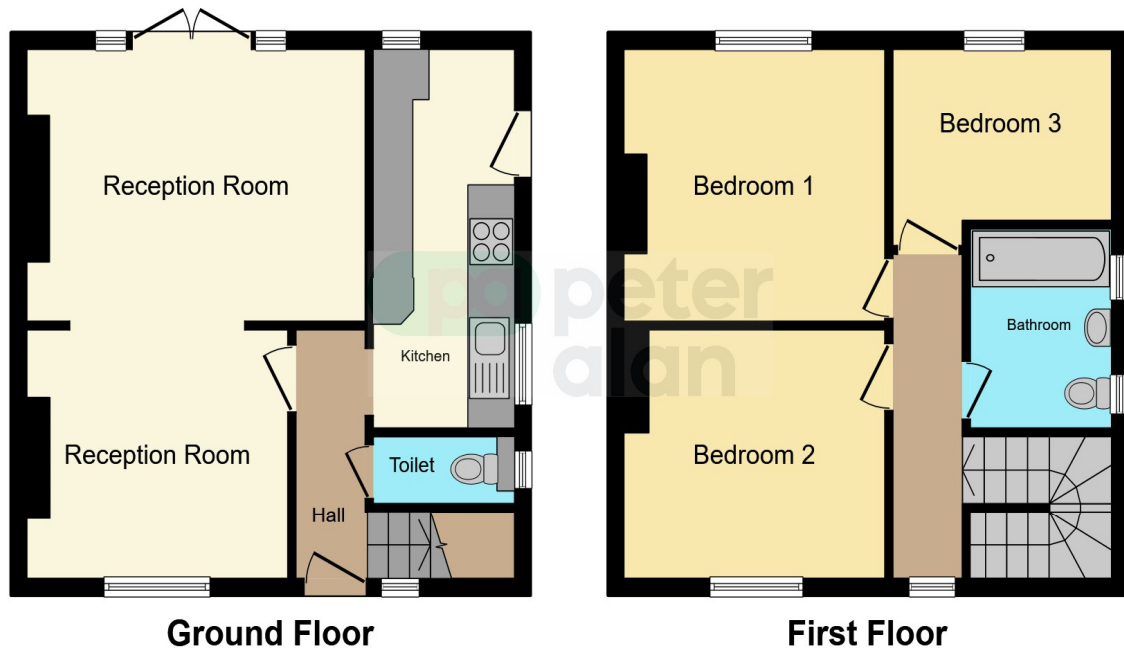
Bathroom

Garden

01495 231199

blackwood@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