



Amesbury Road, offers over £400,000

- Three Bedrooms
- Mid Terrace
- No Chain
- Potential to Develop
- Three Reception Rooms
- Prime Location
- Local Greeny & Parks
- Council Tax Band F
- EPC Rating: C



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About the property

Peter Alan are delighted to present to the market this charming three bedroom mid terraced house sold with NO CHAIN in the popular area of Pen-y-lan on Amesbury Road. This property is bursting with potential to be developed into a wonderful family home. Featuring plenty of originality, three spacious bedrooms and multiple reception rooms this house is a must see to appreciate its size. Comfortably comprising of entrance hallway, generous lounge, separate living room and additional dining room leading into kitchen with rear access to low maintenance garden. To the first floor you will find three bedrooms and family bathroom.



Accommodation

Entrance Hallway

Lounge

14' 1" x 13' 6" (4.29m x 4.11m)

Living Room

20' 10" x 9' (6.35m x 2.74m)

Dining Room

11' 2" x 10' 8" (3.40m x 3.25m)

Kitchen

14' 1" x 6' 9" Max (4.29m x 2.06m Max)

Bedroom One

19' 7" Max x 14' 1" Max (5.97m Max x 4.29m Max)

Bedroom Two

14' 5" x 9' 4" (4.39m x 2.84m)

Bedroom Three

10' x 6' 1" (3.05m x 1.85m)

Bathroom

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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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

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.

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