



Roman Way, offers in excess of £325,000

- Charming village location
- Extended semi-detached property
- Well presented both internally and externally
- Delightful garden with terrace and work studio
- Garage, linked with additional room
- EPC Rating: D



 3
  1
  2



About the property

Well presented property enjoying pretty village setting. Carefully extended, offering flexible living space. Extensive rear terrace and lawned garden with Studio ideal for home office.

Situated within the well served, pretty village of Trelleck, with Primary School, Doctor's surgery, Church and popular Pub. The original property has undergone modernisation and benefits from a carefully designed extension, creating a deceptively spacious home. The ground floor in particular, offers a versatile layout, with superb open plan Kitchen and Dining Room with sliding doors opening out to the delightful landscaped garden, with extensive paved terrace and comfortable work Studio, along with a garden shed. There is driveway parking to the front, leading to the Garage.

In more detail the accommodation comprises: Approached via an Entrance Porch, with door leading into the Reception Hall, with staircase to the upper floor, doors to the following; Sitting Room offering feature fireplace with wood burner. Open plan 18ft length Kitchen/Breakfast Area plus Dining Room area. Fitted with a range of base and wall mounted units, comprising cupboards and drawers, with integrated dishwasher and eye level oven, separate hob. Beautifully flowing through to the Dining Area which also has a window overlooking the terrace, and sliding doors leading out to the garden. From the Kitchen is a door through to a substantial Utility Area, with Hallway having external door to front. The room would also serve as a good hobbies space. Separate Cloakroom and door leading out to secluded terrace. On the First Floor, there is a modern Shower Room and three Bedrooms.





Accommodation

Entrance Porch

Reception Hall

Sitting Room

12' max x 12' (3.66m max x 3.66m)

Kitchen/Breakfast Room

18' x 9' (5.49m x 2.74m)

Dining Room

9' x 9' (2.74m x 2.74m)

Utility Room

12' x 12' max (3.66m x 3.66m max)

Cloakroom

First Floor

Bedroom 1

10' x 11' (3.05m x 3.35m)

Bedroom 2

9' x 10' (2.74m x 3.05m)

Bedroom 3

8' x 7' (2.44m x 2.13m)

Shower Room

Garage

Outside:

The property is approached over a driveway, which leads to the garage, with path and additional area to side. The rear garden benefits from an attractive terrace, ideal area for entertaining and appreciating the semi rural aspect. Steps lead down to the lawned garden, with mixed planted shrubs, creating interest. Set to one side is a useful Garden Shed/Workshop. Also a pleasant Studio, ideal for relaxation, home office or creative hobby activities.

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