



Connells

Dolina Road
SWINDON



Property Description

This attractive three-bedroom townhouse is thoughtfully arranged over three floors, providing a superb combination of flexible living space and contemporary design. Ideally suited for families or professionals, the property offers a comfortable, low-maintenance lifestyle in a desirable location. The welcoming entrance hall sets the tone for the home, leading to a stylish and well-appointed kitchen/diner. This space is perfect for both everyday living and entertaining, with ample room for a dining table and direct access to the rear garden. A convenient cloakroom completes the ground floor. On the first floor, you will find bedroom three-versatile enough to be used as a guest room, study, or playroom-alongside a generously proportioned lounge. Large windows flood the lounge with natural light, creating a bright and relaxing living environment. A second cloakroom adds to the practicality of this level. The top floor is home to two further bedrooms and the family bathroom. The principal bedroom is a true retreat, benefiting from its own en-suite shower room, while the second bedroom is also well-sized. Externally the property has a garage providing secure parking or additional storage, and a beautifully maintained, enclosed garden offers a private outdoor space to the rear. Great located with being near by to amenities and schools.

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Access to the kitchen diner. Stairs rising to the first floor accommodation.

Kitchen/Diner

19' 6" x 10' 8" (5.94m x 3.25m)

Double glazed window to the front and rear aspect. Access to inner hall. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Breakfast bar. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Partially tiled to water sensitive areas. Integrated cooker, four ring electric hob and oven. Two larders.



Inner Hall

Double glazed door to the rear garden. Access to the cloakroom. Two storage cupboard. Radiator.

Cloakroom

Two piece suite comprising of Low Level WC and wash hand basin.

First Floor Accommodation First Floor Landing

Stairs rising to the second floor accommodation. Access to cloakroom, bedroom three and lounge. Storage cupboard. Radiator.

Lounge

12' 4" x 10' 10" (3.76m x 3.30m)
Double glazed window to the front aspect.
Television point. Radiator.

Bedroom Three

10' 10" x 6' 9" (3.30m x 2.06m)
Double glazed window to the rear aspect.
Built-in-storage cupboard across one wall.
Radiator.

Cloakroom

Obscure double glazed window to the rear aspect. Low Level WC and wash hand basin. Radiator.

Second Floor Accommodation Second Floor Landing

Access to bedroom one, bedroom two and family bathroom.

Bedroom One

10' 4" MAX x 9' 2" (3.15m MAX x 2.79m)
Double glazed window to the front aspect.
Access to ensuite shower room. Built-inwardrobes with sliding doors. Television point. Low Level built in Television unit/book case. Radiator.

Ensuite

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, wash hand basin and shower. Partially tiled to water sensitive areas. Radiator.

Bedroom Two

10' 7" MAX x 8' 1" (3.23m MAX x 2.46m)
Double glazed window to the rear aspect. Loft access, partially boarded. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and panelled bath with mixer tap.

External Features

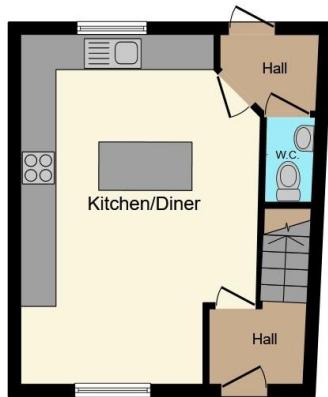
Garden

Walled and fenced boundaries. Artificial lawn. Stone borders. Gate to the rear. Weather proof electrical sockets. Garden tap.

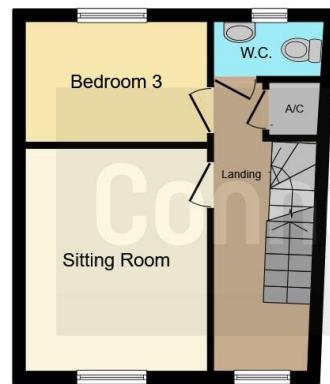
Garage

17' 7" x 8' 2" (5.36m x 2.49m)
Up and over door

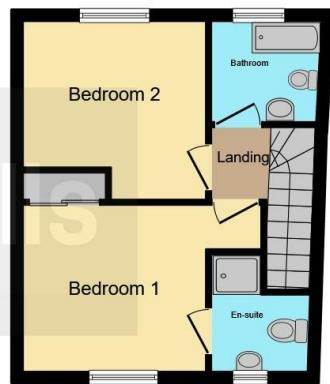




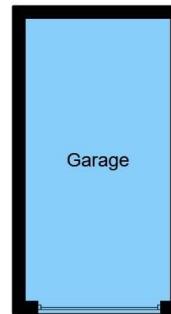
Ground Floor



First Floor



Second Floor



Garage



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

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SDN312530



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SDN312530 - 0006