



## Salop Place, offers over £300,000

- 3 DOUBLE BEDROOMS
- POTENTIAL TO CONVERT LOFT \*stpp\*
- PENARTH TOWN CENTRE
- Council Tax Band - D
- IDEAL FIRST TIME BUY / INVESTMENT
- EPC Rating: D



 3  1  1



## About the property

An impeccably located mid-terrace home featuring three spacious double bedrooms, light-filled living/dining areas, a sleek kitchen, utility room and stylish bathroom. Enjoy a private rear garden plus quick and easy access to Penarth town centre, top schools and picturesque outdoor spaces.

## Accommodation

### Hallway

### Living/ Dining Room

21' 6" MAX x 11' 3" MAX ( 6.55m MAX x 3.43m MAX )

### Kitchen

17' 1" PLUS CUPBOARD x 7' 7" ( 5.21m PLUS CUPBOARD x 2.31m )

### Utility Room

6' 11" x 2' 9" ( 2.11m x 0.84m )

### Bathroom



### Bedroom One

14' 1" max x 10' 6" ( 4.29m max x 3.20m )

### Bedroom Two

10' 8" x 8' 10" max ( 3.25m x 2.69m max )

### Bedroom Three

11' 10" max x 7' 6" plus cupboard ( 3.61m max x 2.29m plus cupboard )

### Landing

### Agent's Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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## Floorplan



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