



## Ludlow Close, guide price £220,000- £230,000

- Guide Price £220,000 to £230,000
- No Chain
- Spacious full-length lounge with garden access
- Refitted modern kitchen
- Patio, decking area and lawn
- Potential to extend (subject to planning)
- Sought-after Llanrhyon location
- Three well-proportioned bedrooms
- EPC Rating: C



 3  1  1

**Pinkmove**

01633 746088  
team@pinkmove.co.uk



## About the property

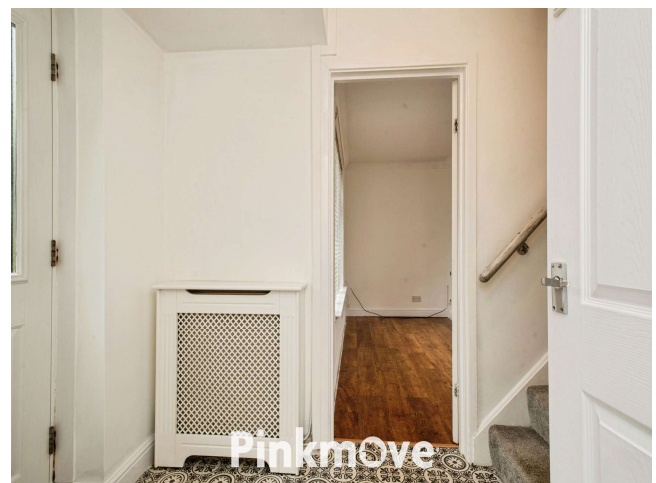
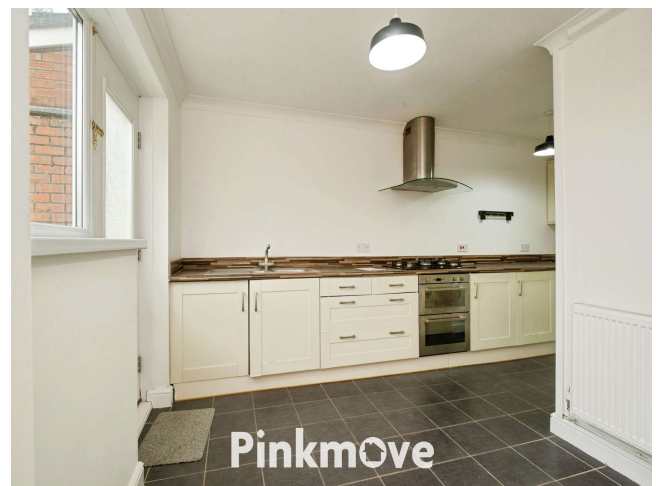
This charming mid-terrace home located in the highly sought-after area of Llanyravon, within easy reach of local amenities, well-regarded schools, and the popular boating lake.

The property offers three well-proportioned bedrooms and a family bathroom, providing excellent space for comfortable family living. To the ground floor, a spacious full-length lounge creates a bright and inviting reception area, with double doors opening directly onto the rear garden. A refitted kitchen also benefits from garden access, enhancing both practicality and flow.

Externally, the property boasts a generous and fully enclosed rear garden, featuring a large patio area ideal for outdoor dining and entertaining, leading onto a well-maintained lawn. The garden is bordered by fencing for privacy and includes a raised decking area, shed, and ample space for children's play or further landscaping. The size of the plot also offers potential to extend (subject to planning).

To the front is a low-maintenance garden, providing a smart and practical entrance space.

A fantastic opportunity for families or buyers looking for a spacious home with excellent outdoor space in a desirable location.





## Accommodation

**Kitchen/Lounge/Living Room**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

### Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01633 746088

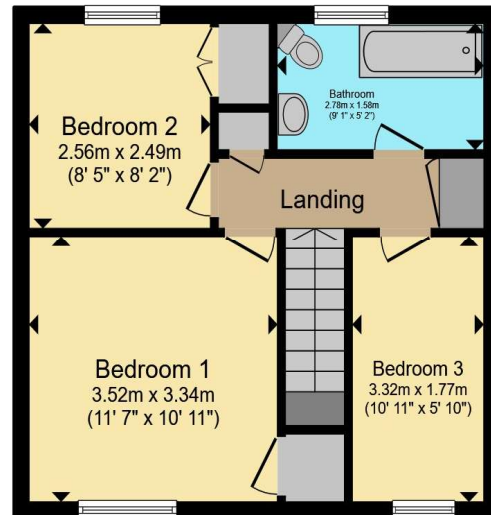
team@pinkmove.co.uk

**Pinkmove**

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 75.9 sq.m. (817 sq.ft.) approx

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](http://www.focalagent.com)

Pinkmove

## 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

