



Clos Peiriant, offers in excess of £280,000

- COUNCIL TAX BAND - E
- NO ONGOING CHAIN
- FAMILY HOME OVER LOOKING PARK
- 1280 SQUARE FT - LARGER THAN AVERAGE THREE-BEDROOM TOWNHOUSE
- POTENTIAL TO CONVERT GARAGE *STPP*
- WATERFRONT - CLOSE TO PARKS, BEACHES, SHOPS, TRAIN STATION
- EPC Rating: C



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About the property

NEW BOILER FITTED 26/03/2026 - BRITISH GAS - 5 YEAR WARRANTY *information provided by seller*

NO ONGOING CHAIN - WATER FRONT - CLOSE TO PARKS, BEACHES, SHOPS - POTENTIAL TO CONVERT GARAGE *stpp* - CLOSE PROXIMITY TO TRAIN STATION & NEW BUS STATION.

Accommodation

Entrance Hallway Enter via new composite door, fitted storage cupboard, radiator, power points, fitted carpet, doors leading into Shower Room, Utility Room, Bedroom and Integral Garage, stairs leading to 1st Floor;-

Shower Room Shower cubicle, w.c, wash hand basin.

Bedroom / Reception Room 11' 7" x 8' 4" (3.53m x 2.54m)

Fitted carpet, power points, radiator, window to rear.

Utility Room 8' x 7' 7" (2.44m x 2.31m)

Fitted cupboards with complimentary worktops, sink, space for washing machine, boiler, new composite door leading to rear garden.

1st Floor Landing Fitted carpet, power points, radiator, stairs to 2nd Floor, doors leading to Living Room and Kitchen/ Diner;-



Living Room 16' 10" x 13' 11" (5.13m x 4.24m)

Tv point, power points, radiator, fitted carpet, window to front, french doors to Juliette balcony.

Kitchen/Diner 16' 10" x 12' 4" max (5.13m x 3.76m max)

Matching wall and base units with complimentary worktop, inset sink, drainer and mixer tap, integral fridge freezer, electric hob, eye level oven, power points, splash back tiled areas, window to rear aspect.

Second Floor Landing Cupboard housing water tank, fitted carpet, loft hatch.

Bedroom 1 12' 10" x 12' 11" (3.91m x 3.94m)

Fitted carpet, power points, radiator, fitted wardrobes, window to front, storage cupboard, doors leading into En Suite;-

En Suite W.C., wash hand basin, shower cubicle, splash back tiled walls, radiator, window to front.

Bedroom 2 12' 2" Plus Wardrobes x 9' 2" max (3.71m Plus Wardrobes x 2.79m max)

Fitted carpet, power points, radiator, fitted wardrobes, window to rear.

Bathroom W.C., wash hand basin, bath with shower attachment, splash back tiled walls, radiator, window to rear.

Garage 19' 1" x 8' 1" (5.82m x 2.46m)

Pull up and over door to front, power points, light, door to integral hallway. *POTENTIAL TO CONVERT* stpp.

Outside

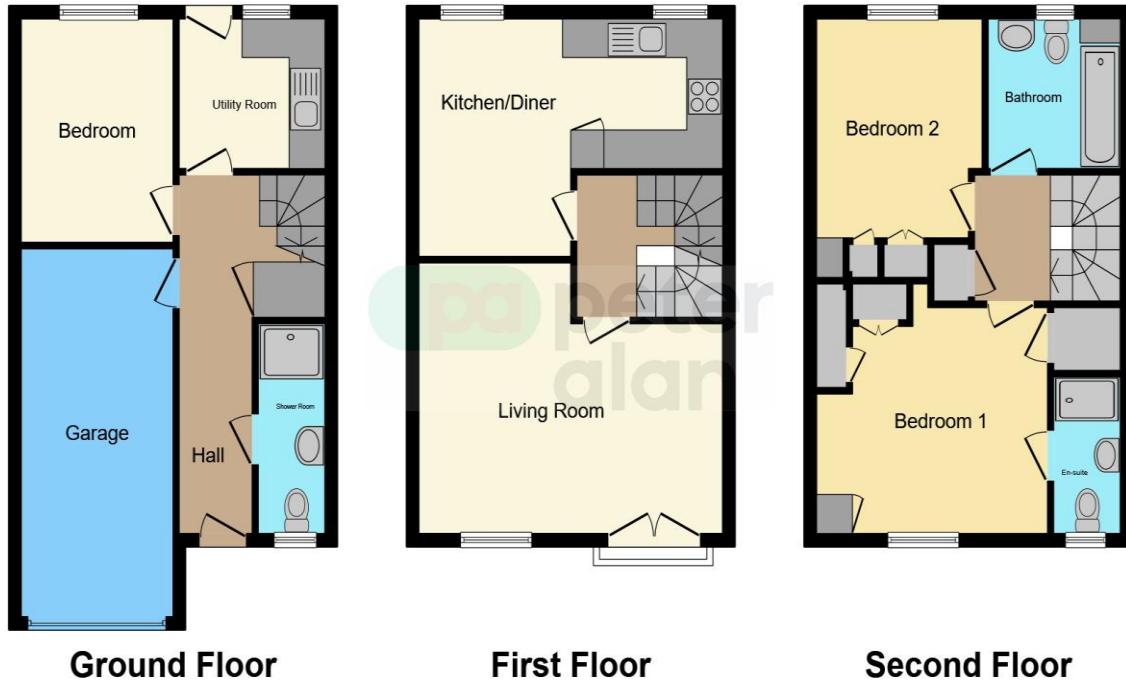
To Front Driveway.

To Rear Patio area, decorative pebbled areas, enclosed with fencing. *Low Maintenance*

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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