



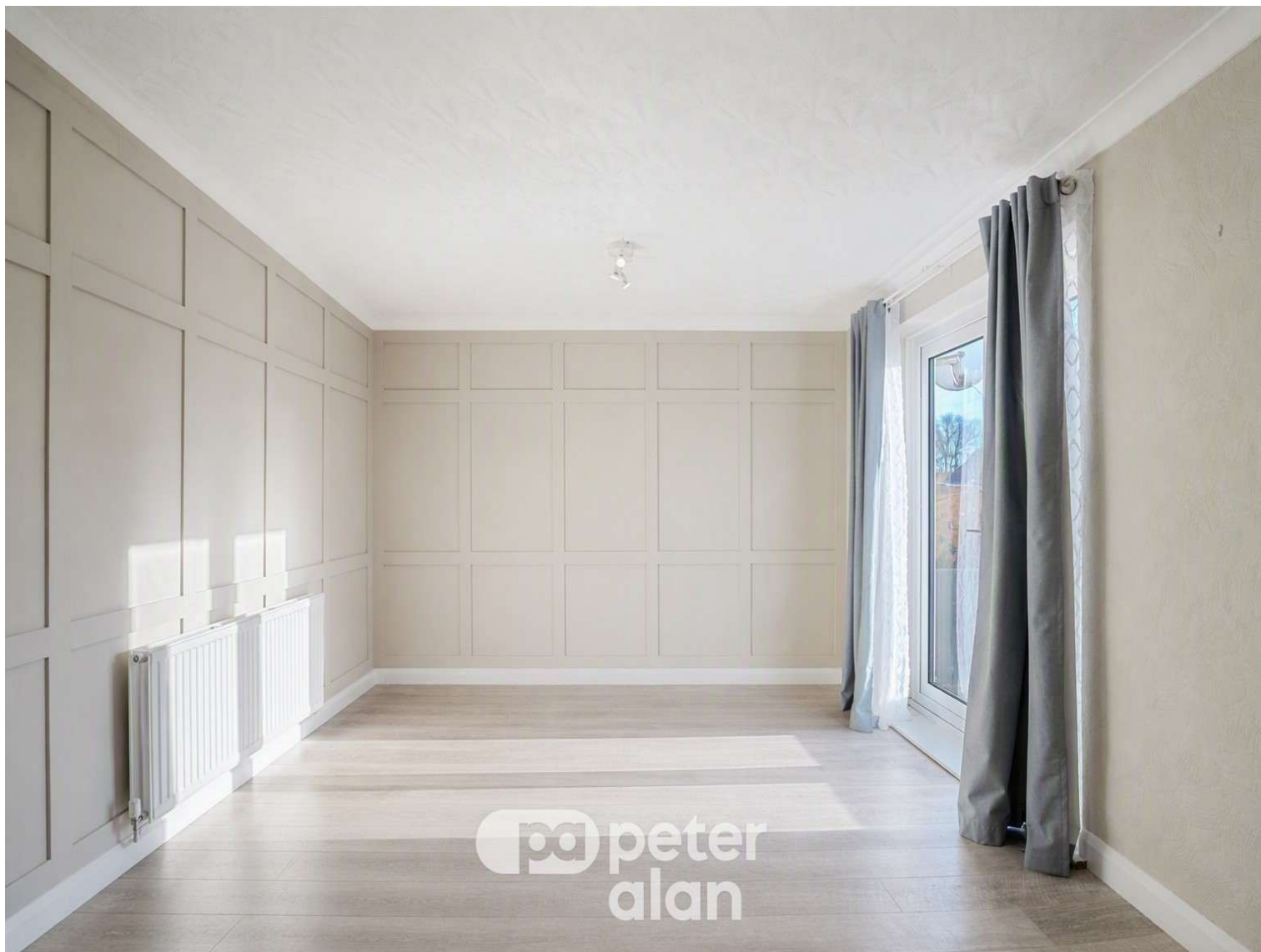
Cresswell Walk, St. Dials

£195,000

- For Sale with no onward chain
- Newly fitted family bathroom
- New boiler & Rewired
- Ground floor WC
- Good road links to M4 motorway network in both directions making Cardiff and Bristol an easy commute
- Highly sought-after location. Close to public transport and local amenities
- EPC:C. Council Tax: B

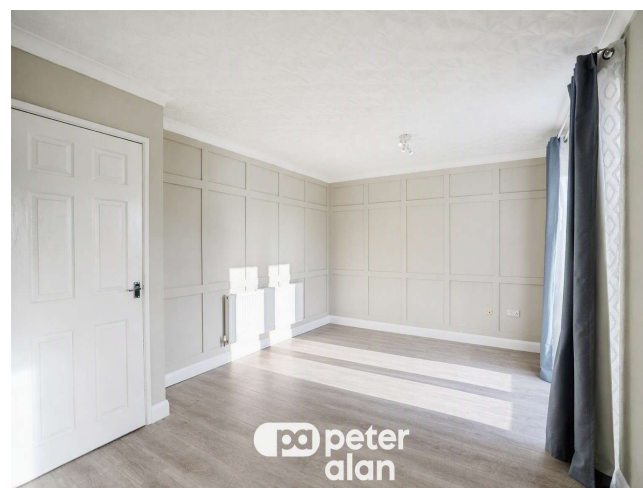


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About the property

Well-presented three-bedroom home offered with no onward chain, benefiting from a spacious lounge, large kitchen/diner, utility room, WC, rear porch, newly fitted family bathroom, enclosed rear garden, new boiler and full rewire. Ideally located in the popular St. Dials area close to local amenities.





Accommodation

Living Room

17' 7" x 11' 5" (5.36m x 3.48m)

Kitchen/Dining Room

Irregular Shaped Room 19' 10" x 11' 1" (6.05m x 3.38m)

Conservatory

Bedroom One

15' 10" x 9' 1" (4.83m x 2.77m)

Bedroom Two

10' 10" x 9' 2" (3.30m x 2.79m)

Bedroom Three

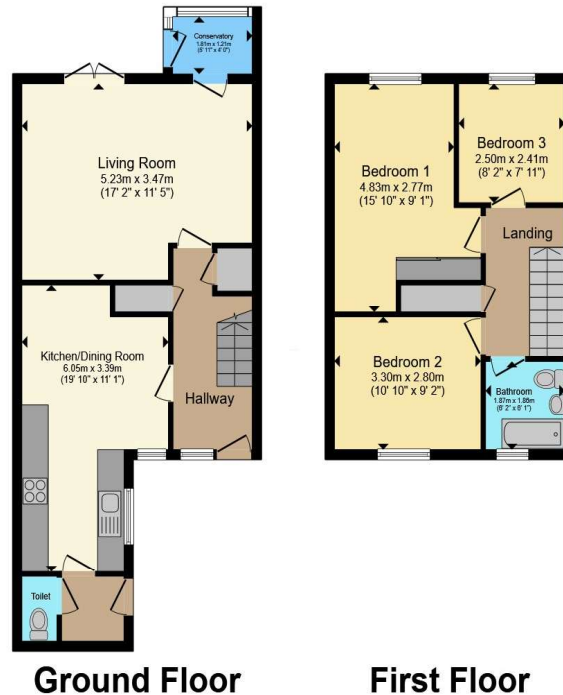
8' 2" x 7' 11" (2.49m x 2.41m)

Bathroom

Agents Note

Please note that the AML fee covers 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.

Floorplan



Total floor area 92.8 m² (999 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.propertybox.io

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.