

Caer Castell Place,

offers in excess of £220,000



- NO CHAIN
- REAR GARDEN
- FIRST TIME PURCHASE
- THREE BEDROOM
- CLOSE TO SCHOOLS/SHOPS
- EPC Rating: D

3 1 1

peter alan

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About the property

THREE-BEDROOM SEMI-DETACHED HOME OFFERED WITH NO ONWARD CHAIN - Peter Alan are delighted to present this spacious family home, ideally located in a popular residential area and perfectly suited to first-time buyers, growing families and buy-to-let investors alike. The accommodation comprises an entrance hall, generous front-facing lounge, dining room, fitted kitchen and useful store room. To the first floor are three well-proportioned bedrooms and a family bathroom, with additional loft space accessed via a pull-down ladder, offering excellent storage potential.

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.



Accommodation

Entrance Hall

Lounge

12' 11" x 13' 1" (3.94m x 3.99m)

Kitchen

9' 4" x 11' 10" (2.84m x 3.61m)

Outbuilding / Storage

Dining Room

10' 6" x 11' 11" (3.20m x 3.63m)

Bedroom One

11' 3" x 11' 11" (3.43m x 3.63m)

Bedroom Two

11' x 11' 1" (3.35m x 3.38m)

Bedroom Three

8' 3" x 8' 11" (2.51m x 2.72m)

Bathroom

Loft Room

10' 7" max x 12' 5" max (3.23m max x 3.78m max)

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Floorplan

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 fitments 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.

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