



Walwyn Place, offers over £290,000

- NO CHAIN
- EXTENDED
- PARKING
- REAR GARDEN
- CUL-DE-SAC LOCATION
- EPC Rating: C



3 2 2



About the property

Being sold with no onward chain and a perfect property for a growing family or first time buyer looking to put their stamp on this four detached house located in Walwyn Place, St Mellons. The property benefits from three reception rooms, kitchen and conservatory, utility room and downstairs WC, en-suite to master bedroom and a family bathroom, outside there is a front garden, parking and to the rear there is a private garden. Perfectly located for Hendre Lake, and within easy reach of schools, shops and bus stops. Call us today to arrange your viewing.

****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

Hallway

W / C

Lounge

14' 6" max x 12' 4" max (4.42m max x 3.76m max)

Dining Room

10' 10" max x 6' 11" max (3.30m max x 2.11m max)

Kitchen

10' 10" max x 8' 2" max (3.30m max x 2.49m max)

Utility

7' 8" x 7' 5" (2.34m x 2.26m)

Family Room

Conservatory

10' 7" x 8' (3.23m x 2.44m)

Bedroom One

17' 10" max x 8' 8" max (5.44m max x 2.64m max)

En Suite

Bedroom Two

11' 6" max x 11' max (3.51m max x 3.35m max)

Bedroom Three

10' 6" max x 7' 10" max (3.20m max x 2.39m max)

Bathroom

02920 792888

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Floorplan



Total floor area 112.5 m² (1,211 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.

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