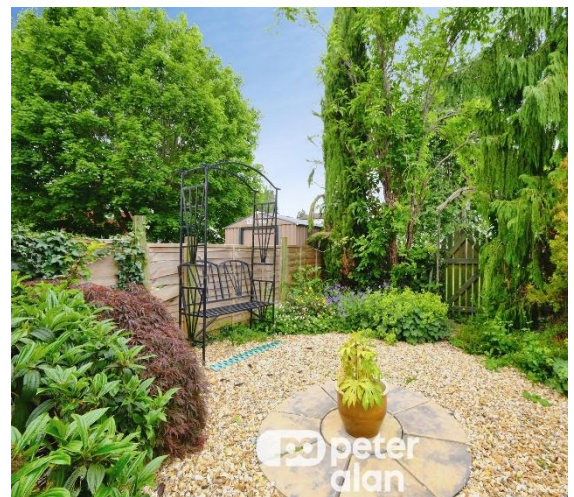




Clawdd Du

£230,000

- Ideal location for Town
- Pleasant front and rear outlook
- Delightful established garden
- Well proportioned accommodation
- Available with no onward chain
- EPC Rating: C



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About the property

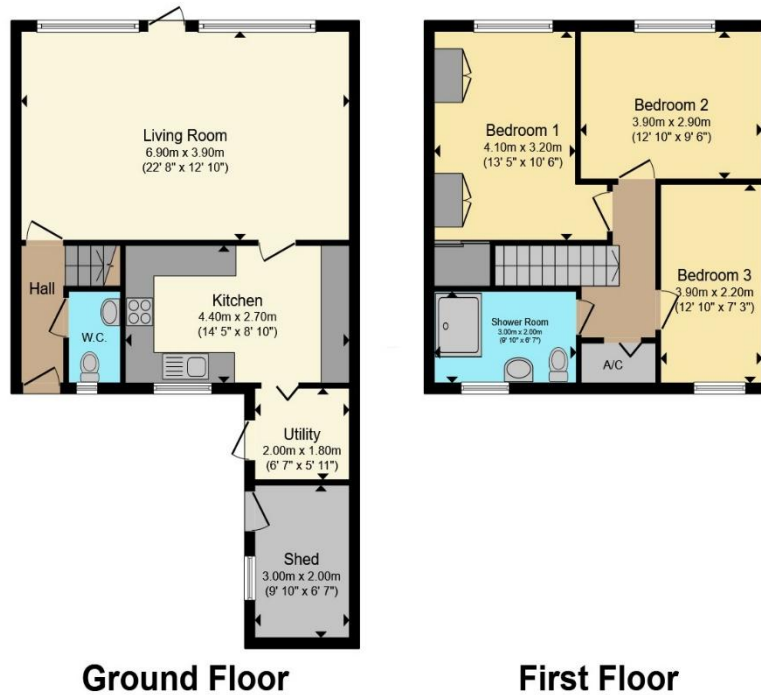
Enjoying a convenient location for Town and nearby general store. Attractive well stocked rear garden bordering open green area. Low maintenance paved garden to front with useful storage outhouse. Available with no onward chain.

Set in a well-established area on the edge of Town, within close proximity to the local shop. A particular feature of the property is the delightful rear garden, with gravelled garden beautifully stocked with numerous flowering plants and shrubs, creating interest, and bordering pleasant open green area. There is also a low maintenance front garden, mainly paved and providing access to the useful attached outhouse, where the gas boiler is located. The accommodation comprises; dual front access, via the side porch entrance and also a separate front door leading into the main Hallway, with Cloakroom comprising W.C. Sizeable combined Sitting Room with Dining Area, view to rear and door opening out to the garden. Kitchen fitted with base and wall mounted units comprising cupboards and doors. Door through to porch. On the first floor, the Landing benefits from a useful walk-in storage/Airing cupboard. There is a fitted Shower Room and three Bedrooms, the main with fitted bedroom furniture comprising wardrobes and wall cupboards. The property is available with no onward chain.





Floorplan



Total floor area 105.6 m² (1,136 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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