



Berkeley Close, £260,000

- Five Bedrooms
- Semi-detached
- Off road parking
- Front and rear gardens
- Close to M4 motorway links
- EPC Rating: D



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About the property

Peter Alan Morriston are pleased to present this 5 bedroom semi-detached family home in the sought after area of Berkeley Close, Birchgrove. Situated close to local schools and amenities with excellent links to the M4 Motorway.

The accommodation briefly comprises of Entrance hall, dining room, living room, lounge, kitchen, utility and downstairs shower room. To the first floor there are 5 good sized bedrooms and an additional family bathroom.

The property further benefits from central heating and UPVc double glazing. For more information or to arrange a viewing please contact Peter Alan Morriston on 01792 798201 or book online 24/7.

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

Side Entrance Hall

UPVc part glazed door to the side of the property, oak flooring, carpeted staircase to the first floor, UPVc double glazed window to the front. Wooden glazed door leading through to Dining room.

Front Entrance Hall

UPVc double glazed door with side panel to the front of the property, tiled flooring, door leading through to living room, door to downstairs shower room, opening through to the dining room.

Living Room

14' 3" max x 14' 8" max (4.34m max x 4.47m max)

UPVc double glazed window to the rear, UPVc French door opening onto the front garden area.

Dining Room

11' 4" x 13' 5" (3.45m x 4.09m)

Floor to ceiling length UPVc windows to the rear fitted with vertical blinds overlooking the rear garden, continuation of the oak flooring from the

side entrance hallway. Built in feature fireplace with marble effect hearth and brick surround. Built in storage cupboard.

Lounge

9' 1" max x 8' max (2.77m max x 2.44m max)

UPVc double glazed floor to ceiling window to the front of the property fitted with vertical blinds.

Continuation of the oak flooring, opening through to the kitchen.

Kitchen

8' x 13' 5" (2.44m x 4.09m)

Wooden and glazed window and door to the rear leading to utility room. Range of matching wall and base units with laminate worktop over. Tiled floors and tiled splashbacks. 1 1/2 bowl sink with mixer tap. Built in eye level double oven and electric hob. Space and plumbing for washing machine and dishwasher. space for tumble dryer and large fridge freezer.

Utility Room

Continuation of the tiled flooring from the kitchen, UPVc double glazed window to the side and rear, UPVc double glazed door to the rear leading to the

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Floorplan



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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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