



72a Cardiff Road, offers in excess of £170,000

- DUPLEX APARTMENT - OVER 2 FLOORS
- COUNCIL TAX BAND - B
- SHOWER ROOM & BATHROOM
- 2 DOUBLE BEDROOMS - PRIVATE REAR GARDEN
- MODERN FITTINGS THROUGHOUT
- DOUBLE GLAZING
- IDEAL FIRST TIME BUY / INVESTMENT
- EPC Rating: C



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About the property

DUPLEX APARTMENT - IDEAL FIRST TIME BUY /
INVESTMENT - SPACIOUS LIVING OVER 2 FLOORS -
PRIVATE REAR GARDEN - SHOWER ROOM &
BATHROOM - 2 DOUBLE BEDROOMS - MODERN
FITTINGS THROUGHOUT

Accommodation

Living Room

19' 10" max x 19' 5" max (6.05m max x 5.92m max)

T.V point, power points, radiator, laminate floor, window to front and side with fitted wooden blinds, stairs ascending to first floor, storage, open plan to Kitchen;-

Kitchen

16' 1" max x 12' max (4.90m max x 3.66m max)

Newly fitted modern kitchen with matching wall and base units, complimentary work tops, sink and drainer with mixer tap, space for utilities, electric range cooker, over head cooker hood, splashbacks, power points, door to rear garden.

Shower Room

W.C, wash hand basin, shower cubicle, splash back tiled areas, laminate flooring, radiator.



Landing

Fitted carpet, power points, fitted storage cupboards, window to side and front.

Bedroom One

19' 3" max x 10' 5" max (5.87m max x 3.17m max)

Fitted carpet, power points, radiator, window to front with fitted wooden blinds.

Bedroom Two

15' 3" max x 11' 2" max (4.65m max x 3.40m max)

Fitted carpet, power points, radiator, windows to rear with fitted wooden blinds and built-in wardrobes.

Bathroom

W.C, wash hand basin, bath with over head shower, splash back tiled areas, radiator, window to side.

Outside Rear

Driveway.

Garden Rear

Attractive and private garden laid to lawn, patio areas, gate providing rear access to driveway, outside water tap and plumbing for external water services, shed to stay.

Tenure

Leasehold with 900 years remaining (approximately).

01446 733224

barry@peteralan.co.uk

pa peter
alan

Floorplan



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.focalagent.com

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