



GIBBINS RICHARDS  
FOR SALE  
Making home moves happen

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26 Ardwyn, Wellington TA21 8BS

£315,000

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South side of town/Generous plot/ Garden room

This semi-detached house occupies a generous plot and is approached via a porch leading into an entrance hall. From here, there is access to a sitting room with a bay window, a separate dining room and a kitchen. To the rear of the property, a garden room spans the full width of the house, providing additional living space with views over the garden. Upstairs, the first floor landing leads to three bedrooms and a family bathroom, offering flexible accommodation for a range of buyers. Externally, the property benefits from a front garden laid with slate for ease of maintenance, off-road parking and a garage. The rear garden is mature and well established, featuring a combination of lawn, vegetable areas and flower beds, creating a good-sized and private outdoor space.

Tenure: Freehold / Energy Rating: D/ Council Tax Band: C

Ardwyn is a quiet residential street on the south side of the town, with easy access to local amenities and nearby countryside, offering a pleasant setting for family living.

Approx. 937 sq. ft/ 87.0 sq.m

Semi detached house

Garden room

Generous Plot

South side of town

Off road parking and garage

Mature gardens





## Accommodation

Porch

Entrance Hall

Sitting Room 12' 9" x 11' 6" (3.88m x 3.50m)

Dining Room 11' 8" x 10' 10" (3.55m x 3.30m)

Kitchen 8' 1" x 7' 6" (2.46m x 2.28m)

Garden Room 19' 0" x 7' 3" (5.79m x 2.21m)

First Floor Landing

Bedroom 11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom 10' 11" x 10' 9" (3.32m x 3.27m)

Bedroom 8' 2" x 7' 1" (2.49m x 2.16m)

Bathroom 7' 0" x 6' 9" (2.13m x 2.06m)

Outside

Garage (17ft 9in x 9ft 1 in), off road parking, front and rear garden,



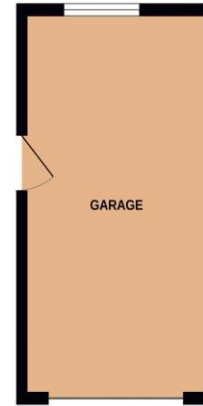
GROUND FLOOR



1ST FLOOR



GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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