



## Moy Road, £280,000

- SPACIOUS GARDEN
- KITCHEN
- TWO RECEPTION ROOMS
- RURAL LOCATION
- CLOSE TO TAFFS WELL TRAIN STATION
- DOUBLE LENGTH GARAGE USED AS HOME OFFICE
- UTILITY AND WC
- EPC Rating: Awaited



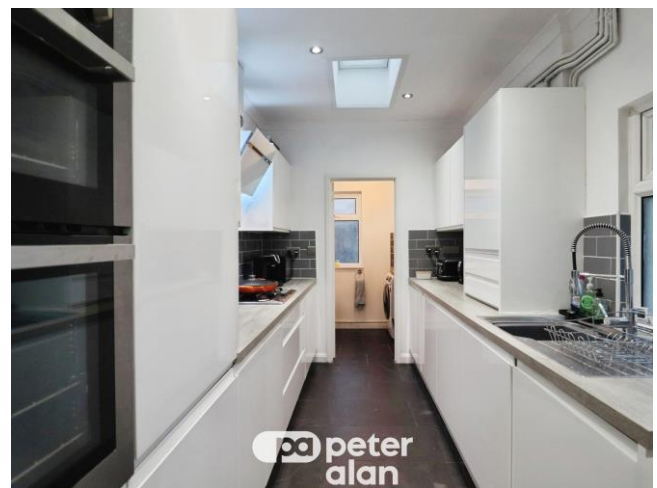
 3  1  2





## About the property

Cottage style terrace in semi rural village of Taffs Well. Enclosed rear garden, double garage split to incorporate a home office and gym space, modern kitchen/breakfast room and two reception rooms make for a spacious family home. Viewings by appointment only.







Accommodation

Porch

7' 10" x 7' 8" ( 2.39m x 2.34m )

Hallway

Lounge

12' 10" max x 10' 6" max ( 3.91m max x 3.20m max )

Reception Two / Dining Room

16' 5" max x 10' 6" max ( 5.00m max x 3.20m max )

Kitchen

14' 5" max x 7' 3" max ( 4.39m max x 2.21m max )

Utility And W/C

Bedroom One

13' 1" max x 10' 2" max ( 3.99m max x 3.10m max )

Bedroom Two

10' 4" max x 10' 2" max ( 3.15m max x 3.10m max )

Bedroom Three

9' 8" max x 5' 11" max ( 2.95m max x 1.80m max )

Bathroom

02920 612328

whitchurch@peteralan.co.uk



## Floorplan



Total floor area 91.7 m<sup>2</sup> (987 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](http://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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

