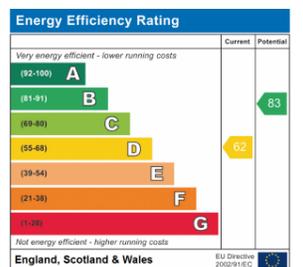


Approximate total area⁽¹⁾
80.48 m²
866.28 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN
T: 01707 339146 | E: welwngc@country-properties.co.uk
www.country-properties.co.uk

A nicely presented family home enjoying a tucked away location at the end of a popular cul-de-sac in the village of Tewin. The property benefits from an extension to the rear providing a 23' kitchen, dual aspect lounge/dining room, downstairs wc, three bedrooms and a family bathroom with a three piece suite. Externally, the property benefits from a good sized west facing garden, neat front garden and a garage with two off-street parking spaces.

- Nicely presented three bedroom end terrace house
- Garage plus additional hardstanding
- Extended to provide 23' Kitchen
- Double glazing - gas central heating
- Re fitted bathroom suite
- Cloakroom
- Westerly facing rear garden
- Tucked away location

Ground Floor

Reception Hall

Glazed panel entrance door to hall, radiator.

Cloakroom

White suite consisting of wc, wash hand basin, window to front, tiled surrounds.

Lounge/dining room

24' 7" x 10' 11" (7.49m x 3.33m)
Window to front, patio doors to rear, two radiators.

Kitchen/breakfast room

23' 7" x 7' 10" (7.19m x 2.39m)
Range of base and eye level cupboards consisting integrated hob with extractor above, oven below, further units with work surfaces, tiled surrounds with under unit lighting, breakfast bar, single drainer sink unit with cupboards and drawers below, plumbing for washer and dishwasher, window to rear, woodstyle floor, door to side, integrated wine rack, radiator, understairs cupboard.



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First floor

Landing

With hatch to loft

Bedroom One

13' 2" x 11' 6" (4.01m x 3.51m)
Range of fitted wardrobes, dressing table, window to front, radiator.

Bedroom Two

11' 6" x 11' 6" (3.51m x 3.51m) Range of built in wardrobes, window to rear, radiator.

Bedroom Three

8' 1" x 6' 7" (2.46m x 2.01m)
Window to front, built in cupboards, radiator.

Re fitted bathroom

White suite with bath and shower, wash hand basin to vanity unit, wc, fully tiled walls, radiator, window to rear.

Outside

Front garden

Laid to lawn with shrubs and borders,

Rear Garden

Westerly facing rear garden with paved terrace, lawn flower beds, bushes, brick retaining wall and fencing, gate to side and rear.

Garage

Single garage with up and over door.

Additional hard standing

There is additional hard standing providing space for two cars.



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