

FOR  
SALE





## PROPERTY SUMMARY

Introducing this three bedroom detached house situated within a sought after cul de sac, close to the Princess of Wales hospital and offering a fantastic opportunity for a refurbishment project. The property had new windows installed in 2022 but does require modernisation throughout. Sold with no onward chain.

## POINTS OF INTEREST

- Three bedroom detached house
- Requires full refurbishment
- En-suite to bedroom 1 with fitted wardrobes
- New windows installed in 2022
- Positioned at the end of a popular cul de sac
- Close to Princess Of Wales hospital
- Sold with no onward chain



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed timber front door into the entrance hallway finished with a coved ceiling, papered walls and skirting. Door through to the lounge.

### Lounge

3.45m x 4.80m (11' 4" x 15' 9") Dual aspect natural light via PVCu double glazed window to the front and a feature circular glazed window with lead effect to the side, coved ceiling, emulsioned walls with a half height feature dado rail, skirting, coal effect fire with a wooden mantel (not tested) and under stair storage cupboard. Door through to dining room.

### Dining room

2.25m x 2.80m (7' 5" x 9' 2") Overlooking the rear garden via PVCu double glazed French doors and finished with a coved ceiling, emulsioned walls with a half height feature dado rail and skirting. Door through to kitchen.

### Kitchen

2.65m x 2.40m (8' 8" x 7' 10") Overlooking the rear garden via PVCu double glazed window and finished with central spot lights, coved ceiling, papered walls with ceramic tiles to the splash back areas and skirting. The kitchen is arranged with low level and wall mounted units with a roll top work surface. Inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Plumbing for washing machine. Space for under counter fridge. Wall mounted gas boiler (not tested).

### First floor landing

Via stairs with wooden balustrade. Access to loft storage. Fitted storage cupboard housing the hot water tank. Frosted glazed PVCu window.

### Bedroom 1

Overlooking the rear garden via PVCu double glazed window and finished with a coved ceiling, emulsioned walls with a half height feature dado rail, skirting and two double fitted wardrobes. Door into the en-suite.

### En-suite

PVCu frosted glazed window to the rear, papered walls with a half height dado rail, skirting and a vinyl floor. Three piece suite comprising WC, wash hand basin and a separate shower cubicle housing a plumbed shower.

### Bedroom 2

2.80m x 2.35m (9' 2" x 7' 9") Overlooking the front via PVCu double glazed window and finished with a coved ceiling, papered walls and skirting. Two double fitted wardrobes and a over bed fitted storage cupboard.,

### Bedroom 3

1.90m x 2.40m (6' 3" x 7' 10") Overlooking the front via PVCu double glazed window and finished with emulsioned walls and skirting.

### Family bathroom

PVCu frosted glazed window, central light fitting, full height ceramic tiles to two walls and emulsioned walls to the remainder, skirting and vinyl floor. Three piece suite comprising WC, wash hand basin and bath.

### Outside

Enclosed rear garden laid to patio and a raised area that has recently been cut back. Side gated access to a single garage.

Tarmacadam driveway for parking two cars. Open aspect front garden which has recently been cut back.

### Garage

Traditional up and over door.







Awaiting EPC &  
Floorplan