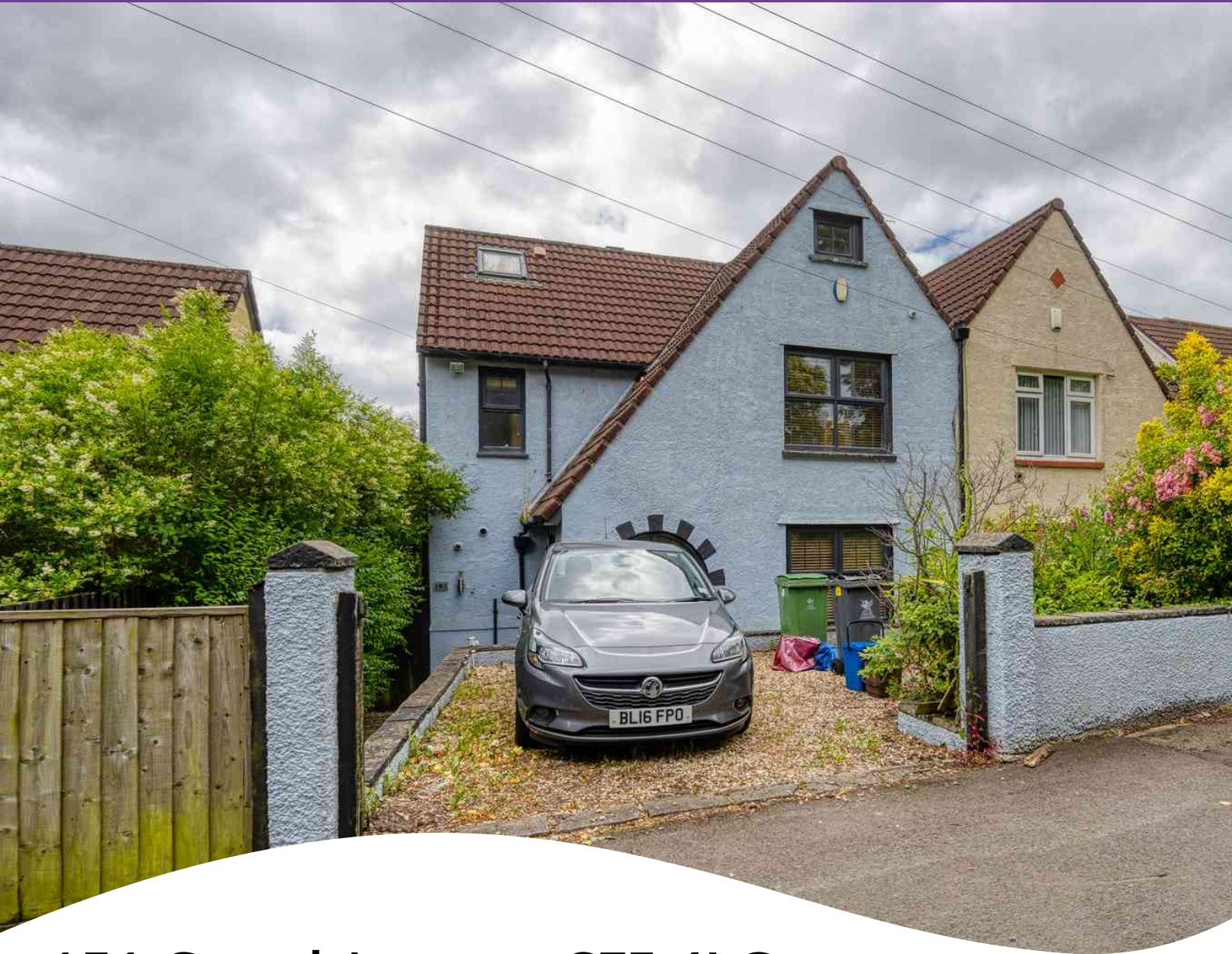


FOR SALE

£280,000 Freehold



151 Grand Avenue. CF5 4LG

- NEW INSTRUCTION
- 4 BEDROOMS
- SEMI DETACHED HOUSE
- EXCELLENT LOCATION
- FAMILY HOME
- NO ONGOING CHAIN



PROPERTY DESCRIPTION

New to the sales market is this very well presented, extended 4 bed semi detached property, situated in a very popular area. The accommodation offers off road parking to the front , good size front reception room, deceptively large utility room, a lovely open plan dining/living and kitchen area with bi fold doors giving excellent natural light which open on to the private back garden . The first floor provides 3 bedrooms and a bathroom , with access to the converted loft space, offering another bedroom and shower room .The property is being sold with no ongoing chain , and we highly recommend viewing to fully appreciate the amount of space this family home has to offer.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Light and airy entrance hallway , with feature window to the front of the property. Wooden effect flooring throughout . Gives access to the ground floor reception room and utility area.

FRONT RECEPTION

Good size reception room, with UPVC window to the front of the property. Feature stone fire surround with electric fire place, wood effect flooring .

LIVING /KITCHEN SPACE

Brilliant extended family room to the rear of the property. This light and spacious area offers a dining /living area just off the very well equipped kitchen with bi fold doors across the back of the property , which open up to the rear garden area. This areas boasts a log burner , and a velux window which not only adds to the character, but brings in even more natural light.

The kitchen provides a great amount of wall and base units, with a fantastic island , set with a granite work top , which houses the sink and offers further storage .

There is wood effect flooring throughout this area.

UTILITY AREA

Deceptively large utility room accessed off hallway . Gives excellent amount of space to house washing machine , dryer along with a good amount of storage units and work surfaces, Two windows , with blinds to the side of the property , and spotlights to ceiling .

REAR GARDEN

Accessed via kitchen /living areas. Offers a good size patio area, with steps down to a well established back garden. Shed in place .

FIRST FLOOR

BEDROOM ONE

Currently used as the main bedroom. Front facing location with custom built wardrobes and storage to remain . UPVC window ; carpet to floor.

BEDROOM TWO

Good size bedroom, with wardrobe to remain facing the rear of the property. Excellent natural light via the UPVC window. Carpet to floor.

BEDROOM THREE

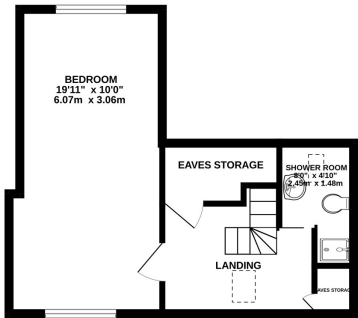
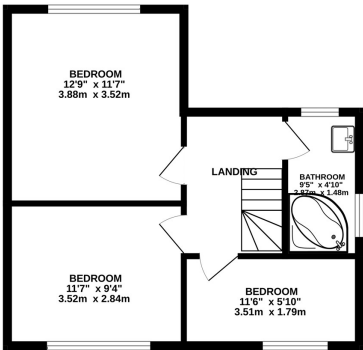
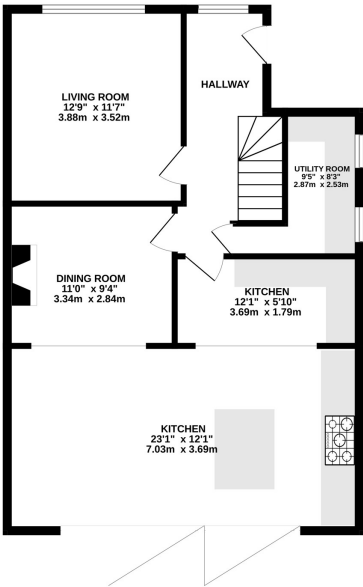
Smaller bedroom set to the rear of the property. Currently used as an office space. UPVC window to the rear, carpet to floor .

BATHROOM

Family bathroom just off landing area. Tiled floor and walls, WC , sink pedestal and corner bath . Windows to front and side of the property in this room.



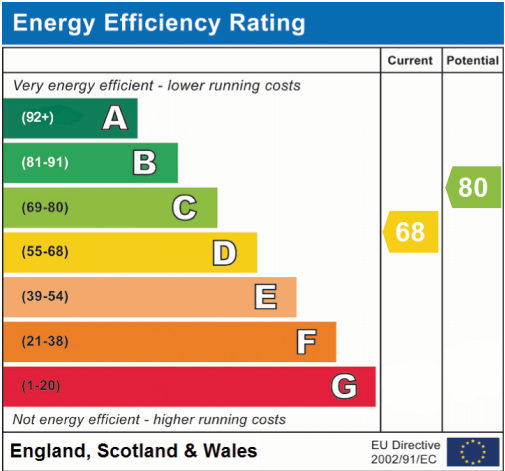
FLOORPLAN & EPC



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 sq.m.) approx.

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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