



## Willowbrook Gardens, £260,000

- Stunning Throughout
- Three Double Bedrooms
- Dressing Room and En-Suite To Master
- Conservatory
- Private Garden
- Great Location
- Close To Amenities
- Highly Recommended
- EPC Rating: Awaiting





## About the property

We are delighted to offer this perfect town house which is located in Willowbrook Gardens, St Mellons, The property benefits from having good living space throughout including a fitted kitchen, downstairs WC. Lounge, Conservatory and three double bedrooms with an en-suite and dressing room to the master. With shops and schools within walking distance and also a child's playground. This is a perfect property for a first time buyer or a growing family. Why not come and see for yourself.



## Accommodation

### Entrance

Enter via the door to front into the hallway with access to the cloakroom, storage cupboard and WC. Stairs to first floor. Solid wood floor. Radiator.

### Kitchen 12' 8" x 6' 9" ( 3.86m x 2.06m )

Upvc double glazed window to front. A range of wall and base units. Plumbed for a washing machine and space for a fridge freezer. Inset sink with mixer taps. Heat resistant work surface. Tiled splash backs and tiled floor. spotlights to ceiling.

### Cloakroom

Upvc double glazed frosted window to front. Low level WC. Wash hand basin. Radiator. Laminate floor.

### Lounge

17' x 13' 4" ( 5.18m x 4.06m )

Upvc double glazed window and french doors to conservatory. Feature plasma flame effect fire. solid wood floor. Radiator. Under stairs storage cupboard. Radiator.

### Conservatory

12' x 10' 1" ( 3.66m x 3.07m )

Upvc double glazed conservatory overlooking the lovely rear garden with laminate flooring. Power and lights.

**First Floor Landing** Carpet. Access to bedrooms two and three and the bathroom. Stairs to upper floor.

### Bedroom Two 13' 2" x 11' 6" ( 4.01m x 3.51m )

Upvc double glazed window to rear. Carpet. Radiator.

### Bedroom Three 13' 3" x 11' ( 4.04m x 3.35m )

Two Upvc double glazed windows to front. Carpet. Radiator.

**Bathroom** Panelled bath with mixer taps. Vanity wash hand basin and low level WC. Chrome towel rail. Tiled splashbacks. extractor fan.

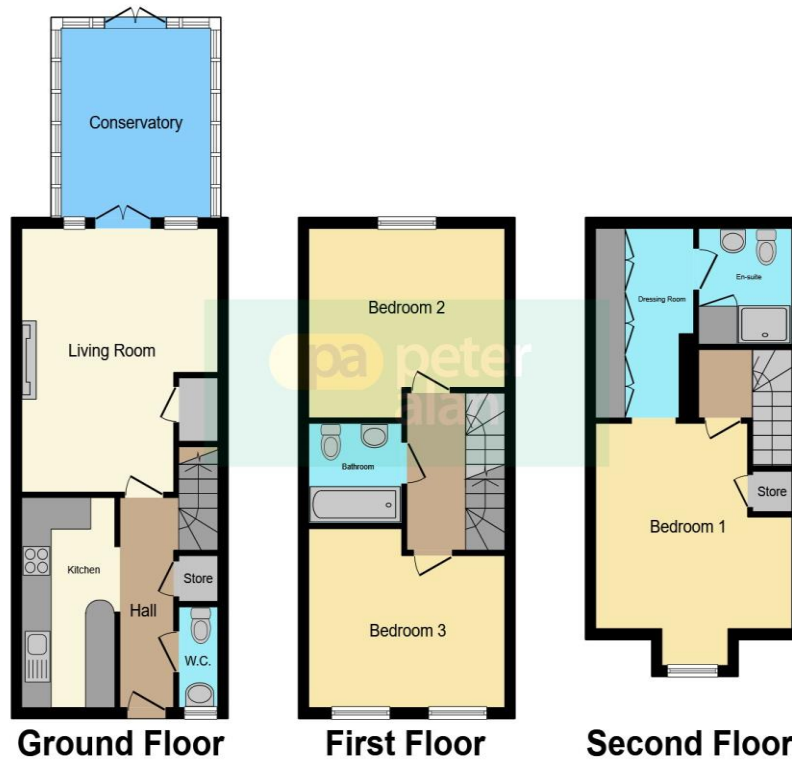
### Bedroom One 15' 1" x 13' 3" ( 4.60m x 4.04m )

Upvc double glazed window to front and rear. Radiator. Carpet. Archway to the dressing room with fitted wardrobes, carpet and radiator. Access to the en-suite.

**En-Suite** Velux style window. Newly fitted suite with shower cubicle with mains fed shower. Vanity wash hand basin and low level WC. airing cupboard. Tiled splashbacks and tiled floor. Heated towel rail.

**Garden** enclosed rear garden which is well maintained and laid to paved patio, lawn and raised flowerbeds.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.