



## Gelligroes Road, £170,000

- Detached Garage!
- Open-plan kitchen and dining
- No Chain
- Convenient public transport access
- Single garage for parking
- Proximity to local schools
- Located in sought-after area
- Immaculately presented terraced house
- EPC Rating: D



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## About the property

Presenting a charming terraced property that is currently available for sale. The property has been neutrally decorated, providing a fresh and serene environment for your family. This home boasts three spacious bedrooms, one bathroom, and two well-proportioned reception rooms, offering ample space for both relaxation and entertaining guests.

The property features a single, well-equipped kitchen, serving as the heart of the home, where you can enjoy cooking and sharing meals. One of the unique features of this property is its garage, accessible through the rear lane, adding considerable convenience and extra storage space.

Moreover, the property is endowed with an EPC rating of D and falls within the Council Tax Band B. One of the standout features of this property is the access to a lovely rear garden. This outdoor space is perfect for enjoying sunny afternoons or for children to play safely.

Location-wise, the property is ideally positioned with excellent public transport links, making commuting or traveling a breeze. Families will appreciate the nearby schools, ensuring your children's education is not far from home. Local amenities are within easy reach, providing all the essentials right on your doorstep.



## Accommodation

### Entrance Hallway

### Stairs To First Floor Landing

### Living Room/Dining Room

21' 9" x 12' 7" Max ( 6.63m x 3.84m Max )

### Kitchen

9' 5" Max x 8' 2" Max ( 2.87m Max x 2.49m Max )

### Bedroom One

12' 1" x 9' 8" Max ( 3.68m x 2.95m Max )

### Bedroom Two

9' 5" x 9' 8" ( 2.87m x 2.95m )

### Bedroom Three

9' 5" x 7' 2" ( 2.87m x 2.18m )

### Bathroom

### Cellar

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

### Ground Floor W.C/Cloakroom

### Outside

### Garage

19' x 13' 7" ( 5.79m x 4.14m )

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## Floorplan



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.focalagent.com](http://www.focalagent.com)

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