



## Powells Terrace, guide price £115,000

- No Onward Chain
- Ready to move in
- Beautiful Views
- Ideal Starter home
- Buy to let opportunity
- EPC Rating: D



 3  1  2





## About the property

Situated in close proximity to rail links to Cardiff, several reputable primary and secondary schools and local amenities we offer this three bedroom, double fronted property which has spacious accommodation including a lounge/diner, three bedrooms and is ready to move in!





## Accommodation

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

### Lounge

11' x 14' 4" ( 3.35m x 4.37m )  
Newly laid carpeted flooring, smooth plastered walls, double glazed window to front aspect.

### Sitting Room

6' 8" x 7' 4" ( 2.03m x 2.24m )  
Newly laid carpeted flooring, smooth plastered walls, double glazed window to front aspect.

### Kitchen/dining Room

Fitted with ample wall and floor matching storage units, space and plumbing for free standing appliances, double glazed window to rear aspect, door leading to garden.

### Family Bathroom

7' 7" x 6' 2" ( 2.31m x 1.88m )  
Tile effect vinyl flooring, bath with shower head attached to mixer tap and shower screen. smooth plastered walls with tiled splash back, WC, wash hand basin inset to vanity unit.

### Bedroom One

14' x 6' 5" ( 4.27m x 1.96m )  
Carpeted flooring, smooth plastered walls double glazed window to front aspect.

### Bedroom Two

7' 2" x 11' 4" ( 2.18m x 3.45m )  
Carpeted flooring, smooth plastered walls double glazed window to front aspect.

### Bedroom Three

8' x 7' ( 2.44m x 2.13m )  
Carpeted flooring, smooth plastered walls double glazed window to rear aspect.

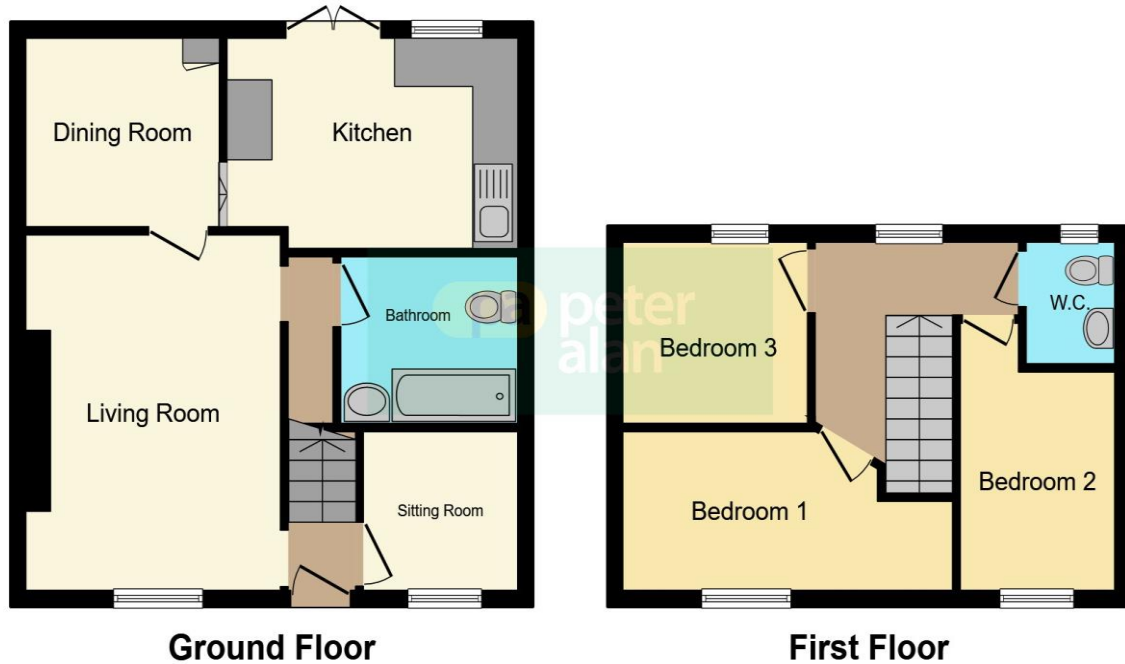
### Wc

3' 8" x 3' 8" ( 1.12m x 1.12m )  
A fantastic addition to the property with WC and wash hand basin.

### Garden

An exceptionally large rear garden which needs maintenance but has potential to be stunning in which you could enjoy views from the top tier of the garden.

## 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.

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