



## Cottage Close, offers over £450,000

- Four Bedroom Detached
- En-suite and Family Bathroom
- South Westerly Facing Garden
- Driveway for 4/5 Cars - Garage
- Possible Extension Potential
- EPC Rating: D



 4  2  2





## About the property

A four bedroom detached house built in the 1980's within a small select cul-de-sac of eight other similar properties that occupies a substantial south westerly facing mature plot providing extension potential, subject to the necessary planning permissions, garage and parking for 4/5 cars.

### Entrance Hall

Double glazed door, radiator, fitted floor matting.

### Cloakroom

Double glazed window, fitted vanity unit with wash hand basin, storage and mixer tap, low level w.c. with a marble effect top, chrome towel radiator.

### Lounge

16' 4" max x 13' ( 4.98m max x 3.96m )

Double glazed window, staircase, television point, fireplace housing a coal effect gas fire, radiator, archway to:

## Accommodation

### Dining Room

13' x 10' 2" ( 3.96m x 3.10m )

Double glazed patio doors to the conservatory, display alcove, radiator.

### Conservatory

12' 2" x 9' 5" ( 3.71m x 2.87m )

Double glazed windows, two sets of double glazed sliding doors to the garden.

### Kitchen

12' 8" x 12' 5" ( 3.86m x 3.78m )

Double glazed windows, fitted beech wall and base units, stainless steel sink unit, electric and gas cooker points, larder fridge, under stair cupboard, Neff dishwasher, fitted work station/breakfast area, telephone point, radiator, integral door to garage and utility area which is plumbed for a washing machine and vented for tumble dryer.





### Landing

Loft access, airing cupboard with a recently installed water tank.

### Main Bedroom

9' 9" to wardrobe door x 9' 8" ( 2.97m to wardrobe door x 2.95m )

Double glazed window, fitted mirrored wardrobes, telephone point, radiator.

### En-Suite Shower Room

6' 11" x 8' 3" max ( 2.11m x 2.51m max )

Double glazed window, fitted shower cubicle, Mira 88 shower, wash hand basin and low level w.c., shaver point, towel radiator, vanity mirror, radiator, tiled walls.

### Bedroom Two

11' 4" x 9' 3" ( 3.45m x 2.82m )

Double glazed window, radiator.

### Bedroom Three

13' 3" max to wardrobe door x 8' 3" ( 4.04m max to wardrobe door x 2.51m )

Double glazed skylight, double glazed window, undereave storage, fitted wardrobe, radiator.

### Bedroom Four

8' 3" max x 6' 11" ( 2.51m max x 2.11m )

Width - 5' 7" from stairwell to outer wall.

Double glazed window, over stair storage, radiator.

### Family Bathroom

8' 3" x 5' 5" ( 2.51m x 1.65m )

Double glazed window, fitted panelled bath with mixer tap and shower, wash hand basin, low level w.c., shaver point, chrome towel radiator.

### Front Rear And Side Garden

Driveway providing parking for four to five cars with security light. There is a good size gated concreted area to one side with bins area, security light, the other side lawned, enclosed by fencing, private aspect, security light. A mature and established rear garden, south westerly facing with a private aspect enclosed by fencing, there is a large block paved

02920 618552

llanishen@peteralan.co.uk

## Floorplan



Total area: approx. 94.7 sq. metres (1019.0 sq. feet)

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let