



Windrush Place, guide price £230,000

- NO CHAIN!!
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- END OF TERRACE
- CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS
- GOOD TRANSPORT LINKS INCLUDING THE M4, A48 AND A4232



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About the property

GUIDE PRICE £230,000-£240,000! This three double bedroom end of terrace home located in a popular area of Fairwater benefits from being within walking distance to local shops, bus stops, both primary and secondary schools and good transport links including the M4, A4232 and A48.

Accommodation

Entrance Hall

Enter via upvc door with laminate flooring, stair case to first floor, under stairs storage, access to kitchen and lounge.

Lounge

21' 7" max x 12' 8" max (6.58m max x 3.86m max)

A light and spacious lounge with with laminate flooring, upvc sliding doors to the rear and upvc double glazed window to front, feature gas fireplace and wall hung radiators.

Kitchen

11' 7" max x 12' 8" (3.53m max x 3.86m)

Access via the rear through upvc double door with tiled flooring, partially tiled walls and splash back, a range of matching wall and base units, integral electric oven and four ring hob, extractor fan over, chrome sink with mixer tap. Space for washing machine, dryer and fridge freezer.



Utility

A room off of the kitchen which could be used for utilities, housing combi boiler.

Landing

With carpet flooring and access to all first floor rooms.

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)

A double bedroom with carpet flooring, radiator, two single storage cupboards and upvc double glazed window to rear.

Bedroom Two

13' 4" x 10' 4" Max (4.06m x 3.15m Max)

With carpet flooring, radiator, built in storage cupboard and upvc double glazed window to front,

Bedroom Three

11' 10" x 7' 10" (3.61m x 2.39m)

A good size third bedroom with carpet flooring, radiator, storage cupboard and upvc double glazed window to front.

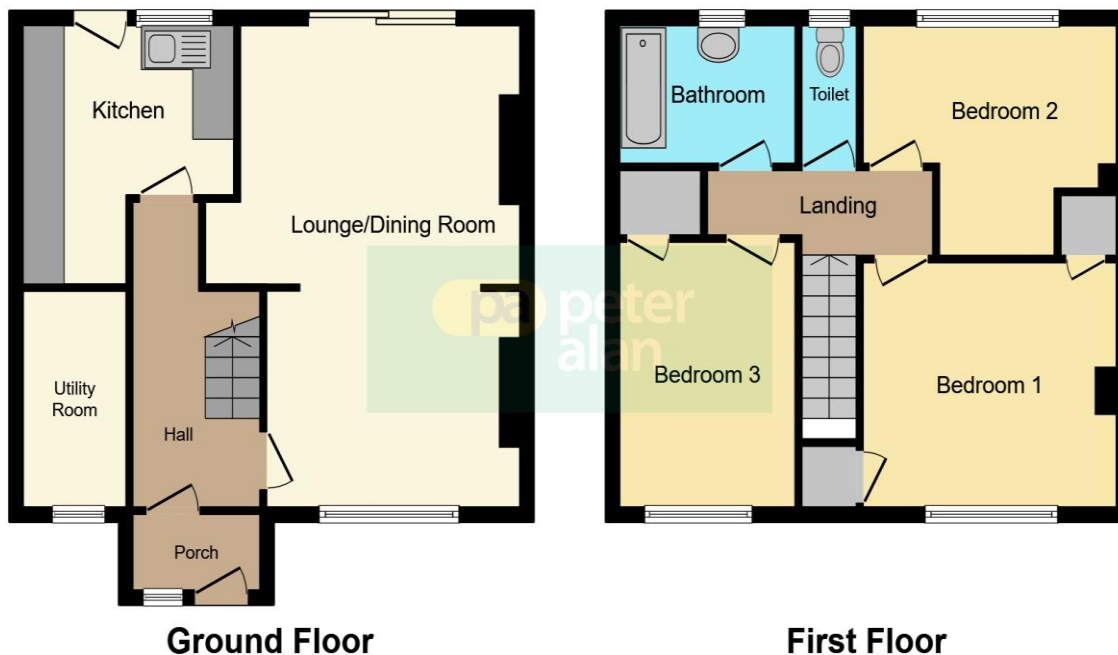
Bathroom

a contemporary bathroom with vinyl flooring, white three piece suite with low level wc, pedestal sink with mixer taps and paneled bath with electric shower over. Chrome towel radiator and misted upvc double glazed window.

Garden

An enclosed rear garden with a large area laid to lawn and tree lined for privacy, there is a patio area off of the kitchen for garden furniture.

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.