



## Gwern Catherine, offers in the region of £205,000

- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- CLOAKROOM
- OPEN PLAN LIVING
- OFF ROAD PARKING
- EPC Rating: B



🛏️ 2 🚿 1 🛋️ 1



## About the property

LARGE REAR GARDEN and OFF ROAD PARKING to the rear. Move straight in to this perfect first time buy, downsize or investment! Call today to arrange your viewing!!





## Accommodation

### Hallway

Vinyl flooring, stylish radiator, stairs to first floor.

### Kitchen / Living Area

22' 2" x 12' 3" ( 6.76m x 3.73m )

Open plan kitchen diner with breakfast bar, wall and base units with work surfaces over. Double-glazed window to front aspect. Four-ring gas hob with stainless steel splash back and cooker hood over. Integrated oven. Space and plumbing for washing machine and stand alone fridge freezer.

### Cloakroom

W/c and wash hand basin, radiator.

### Bedroom One

12' 3" x 7' 8" ( 3.73m x 2.34m )

Double-glazed windows to the rear. Radiator. Space for wardrobes.

### Bedroom Two

12' 3" x 7' 10" ( 3.73m x 2.39m )

Two double-glazed windows to the front. Radiator.

### Bathroom

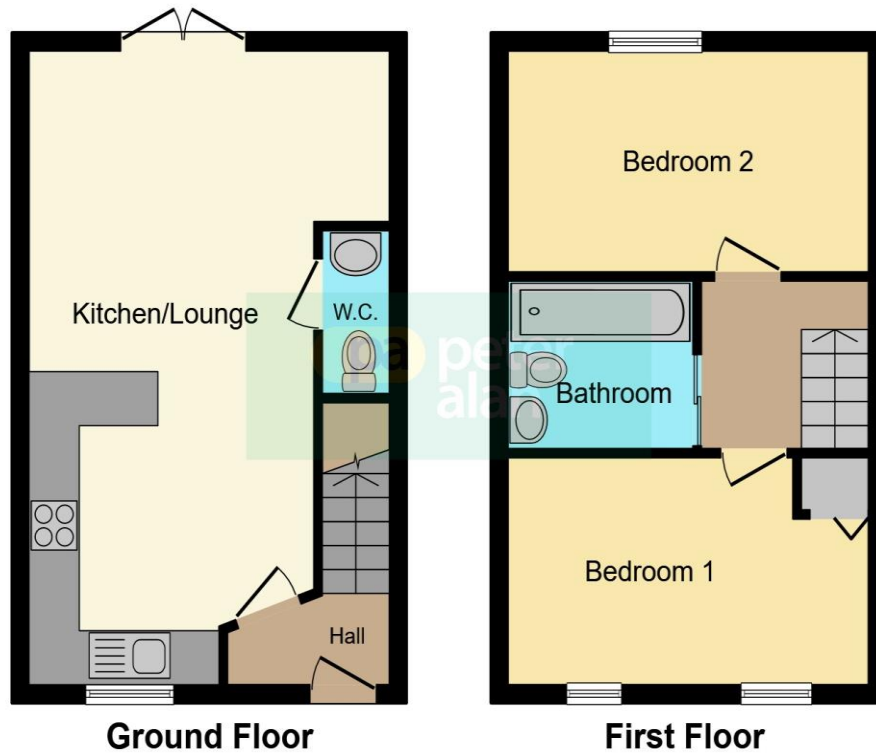
6' x 5' 6" ( 1.83m x 1.68m )

Double-glazed window to the side. Bath with shower plumbed over and glass splashback screen. w/c and wash hand basin. Half tiled walls. Extractor fan. Mirrored vanity unit. Radiator. Vinyl flooring.

### Rear Garden

Private rear garden, larger than average the site. Laid to lawn with a paved path leading to the rear with allocated parking space. Timber frame storage shed.

## 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.

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