

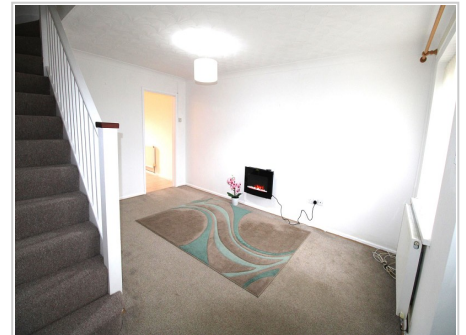
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153,500



- \*NO ONGOING CHAIN\*
- IDEAL FIRST TIME BUY
- 2 Bedroom Mid-Link Property
- uPVC Double Glazing & Gas Central Heating
- Walking Distance of Local Train & Bus Stop
- Driveway Parking
- Maintenance Free Rear
- Internal Viewing Highly Recommended

Ref: PRA11972

## Viewing Instructions: Strictly By Appointment Only

### General Description

\*No ongoing Chain & Ideal for First-Time Buyer\* - Gareth L Edwards Ltd are pleased to offer this two-bedroom mid-link property in Tondy. The property benefits from fitted Kitchen & appliances, newly fitted carpets throughout, Upvc double glazing & gas central heating via combination boiler. The property is situated within walking distance of the local train link & bus stop with Tondy Retail Park close to hand and close proximity to junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; Lounge; Kitchen/Diner. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and one further bedroom. OUTSIDE: - Tarmac driveway to front, with maintenance free rear garden.

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## Accommodation

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### Ground Floor

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#### Entrance

via a uPVC half obscure glazed front door with Georgian glass entering: -



#### Spacious Lounge (15' 5" x 12' 4") or (4.69m x 3.76m)

uPVC window to the front with Georgian glass, fitted carpet, coved and artex ceiling, access to first floor via a white spindle staircase, feature contemporary wall mounted electric fire, one radiator, square opening leading into: -



#### Kitchen/Diner (9' 4" x 12' 2") or (2.84m x 3.71m)

Range of base and wall units in cream with chrome fittings, complimentary worktop, splashback, one and a half stainless steel sink unit, electric hob, electric oven, chrome cooker hood, ceramic tiling to the floor, space for fridge & freezer, plumbed for automatic washing machine, coved and artex ceiling with chrome spotlighting, uPVC window to the rear, half glazed uPVC door to the rear, one radiator.

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### First Floor

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#### Landing

Fitted carpet, artex ceiling, loft access, door leading into: -

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## Family Bathroom

Three-piece suite in white with chrome fittings, sink set in a white high gloss vanity unit with chrome fittings, electric chrome shower over the bath, fully tiled around the WC and sink area with attractive tiling, ceramic tiling to the floor, one radiator, artex ceiling, uPVC obscure glazed window to the rear, door leading into a cupboard housing the Baxi Combi Boiler and ample storage.



## Master Bedroom (11' 11" x 12' 2") or (3.62m x 3.71m)

uPVC Georgian window to the front, fitted carpet, one radiator, artex ceiling.



## Bedroom Two (8' 9" x 6' 9") or (2.66m x 2.06m)

uPVC window to the rear, fitted carpet, one radiator, artex ceiling.

## Outside

### Front

Tarmac driveway.



### Rear

Maintenance free rear with an attractive patio area.

## Services

Mains electricity, mains water, mains gas, mains drainage

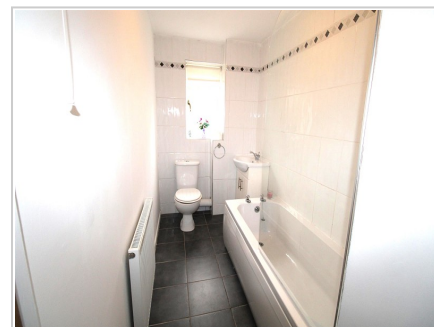
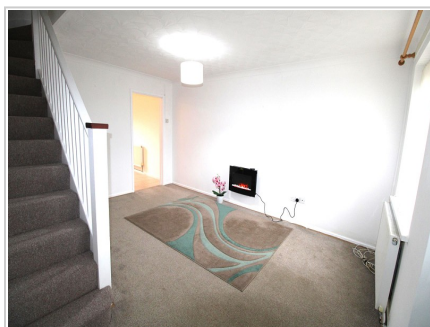
EPC Rating:75

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*