



Paige House Nicholls

£325,000

- Low Maintenance Garden
- Off Road Parking
- Two Attic Rooms
- Central Location
- Close to Amenities
- EPC Rating: C



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About the property

Detached property of individual design located within easy access of local amenities. Entrance hallway with tiled floor, stairs to the first floor and access to the utility room, cloakroom, kitchen and via double doors to the lounge. The kitchen is fitted with a range of wall and base units with worktops over, oven, hob and extractor. There is also space for a fridge freezer and space for a washing machine. There is a tiled floor, window to the front and french doors to the rear garden. The lounge is at the rear of the property and has a fitted carpet and french doors leading into the garden. On the first floor there are three bedrooms (ensuite shower room to the master bedroom) plus the family bathroom. Off the landing a staircase takes you to the second floor where is a study with skylight and a playroom. Externally there is a brick paved area providing off road parking and a lawn at the front of the property with decorative chipping's to the side. There is a garden to the rear of the property laid to decorative patio. Viewing recommended.

“Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks”



Accommodation

Kitchen /Diner

15' 10" x 11' 11" (4.83m x 3.63m)

Lounge

12' 9" x 12' (3.89m x 3.66m)

Bedroom One

12' 7" x 12' 3" (3.84m x 3.73m)

Bedroom Two

12' 4" x 7' 5" (3.76m x 2.26m)

Bedroom Three

8' x 7' 11" (2.44m x 2.41m)

Attic Room

13' 6" x 6' 11" (4.11m x 2.11m)

Attic Room

13' x 9' 5" (3.96m x 2.87m)

01656 771600

porthcawl@peteralan.co.uk

Floorplan



Total floor area 117.7 m² (1,266 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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