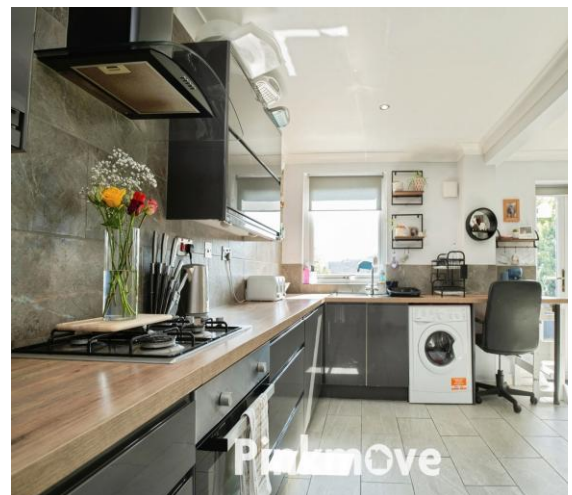




Winstone Road

Offers in the region of £175,000

- Ideal first-time purchase
- Modern open-plan kitchen/diner
- Close to local amenities and schools
- Excellent transport links
- Popular area of Trevethin
- EPC Rating: D



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About the property

Situated in the popular residential area of Trevethin, this well-presented three-bedroom mid-terrace property offers spacious accommodation throughout, making it an ideal purchase for first-time buyers, families, or investors alike.

The ground floor comprises an entrance hall leading to a generous lounge positioned at the front of the property. Spanning over 18ft in length, this bright and welcoming reception room provides ample space for both relaxing and entertaining. To the rear is a superb open-plan kitchen/diner, also measuring over 18ft, featuring a range of modern fitted units, integrated cooking appliances and plenty of room for family dining. Double doors lead directly out to the rear garden, allowing natural light to flood the space.

To the first floor are three bedrooms, including two spacious doubles and a comfortable single bedroom which could alternatively be utilised as a home office or nursery. Completing the accommodation is the family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin.

Externally, the property benefits from an enclosed rear garden, providing an excellent space for outdoor dining, entertaining and family enjoyment.





Accommodation

Lounge

18' 3" x 9' 10" (5.56m x 3.00m)

Kitchen

18' 1" x 14' 2" (5.51m x 4.32m)

Bedroom 1

13' 11" x 12' 6" (4.24m x 3.81m)

Bedroom 2

17' 2" x 9' 3" (5.23m x 2.82m)

Bedroom 3

9' 1" x 7' 11" (2.77m x 2.41m)

Bathroom

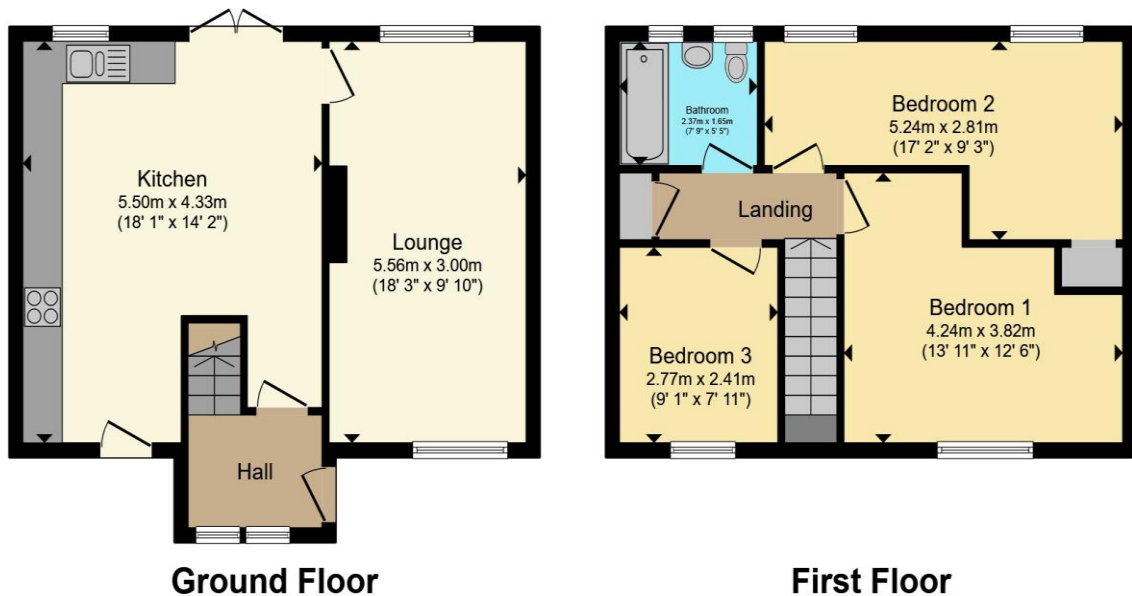
7' 9" x 5' 5" (2.36m x 1.65m)

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Floorplan



Total floor area 89.3 sq.m. (962 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.localagent.com

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Important Information

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