

Kingsland Walk, St. Dials

£185,000



- Extended to the rear with the footings for a second storey
- Need a mortgage? Call us today to find out how we can get you moving!
- Good road links to M4 motorway network in both directions making Cardiff and Bristol an easy commute
- Highly sought-after location. Close to public transport and local amenities

3 | 1 | 2 | Council Tax:B. EPC:C

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About the property

Well-presented three-bedroom home in the sought-after St. Dials area, featuring an extended kitchen/diner, downstairs W.C., modern shower room, and low-maintenance rear garden. Conveniently located close to local schools, shops, and transport links.





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Accommodation

Hall

W.C.

Living Room

17' 1" x 11' 6" (5.21m x 3.51m)
Kitchen

22' 4" x 10' 10" (6.81m x 3.30m)
Landing

Bedroom One

10' 10" x 9' 2" (3.30m x 2.79m)
Bedroom Two

13' 9" x 9' 2" (4.19m x 2.79m)
Bedroom Three

7' 7" x 7' 5" (2.31m x 2.26m)
Shower Room

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Ground Floor **First Floor**

Total floor area 98.9 m² (1,064 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

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 fitments 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.

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