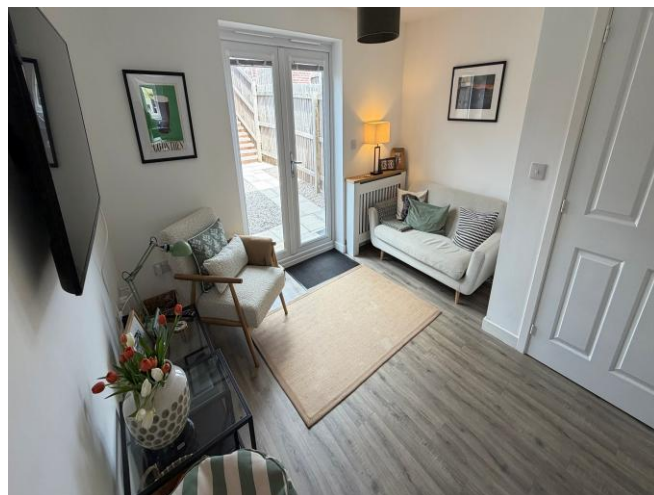




## Gwern Catherine, £230,000

- Two Bedrooms
- Great Location
- Stunning Throughout
- Modern Kitchen and Bathroom
- Bright and Airy Feel
- Lovely Garden
- Allocated Parking
- EPC Rating: B





## About the property

## Accommodation

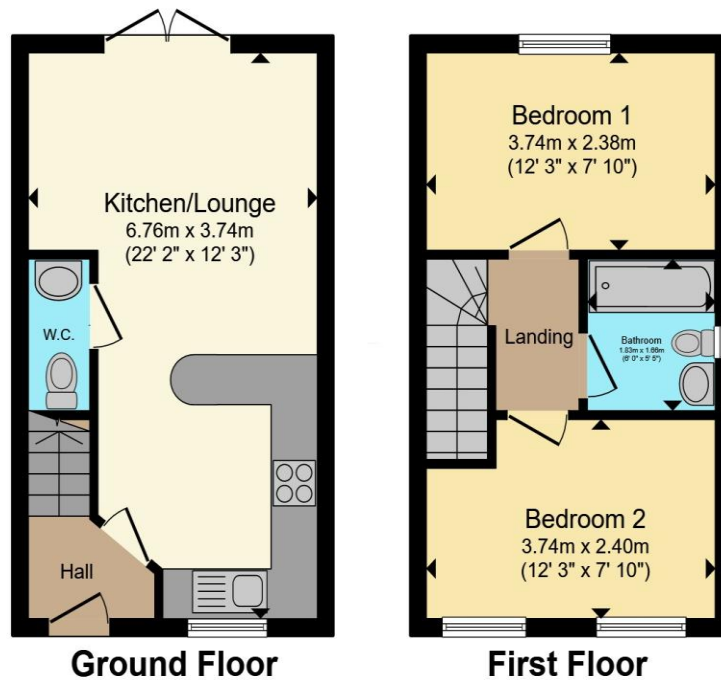
What a find! in this stunning two bedroom house that is perfect for a first time buyer, Located in the new area of Capel Llanilltern, perfectly located for local amenities, commuters and surrounded by plenty of open green space. Comes highly recommended to appreciate all on offer!



02920 612328

whitchurch@peteralan.co.uk

## Floorplan



Total floor area 50.9 m<sup>2</sup> (548 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](http://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 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.

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