

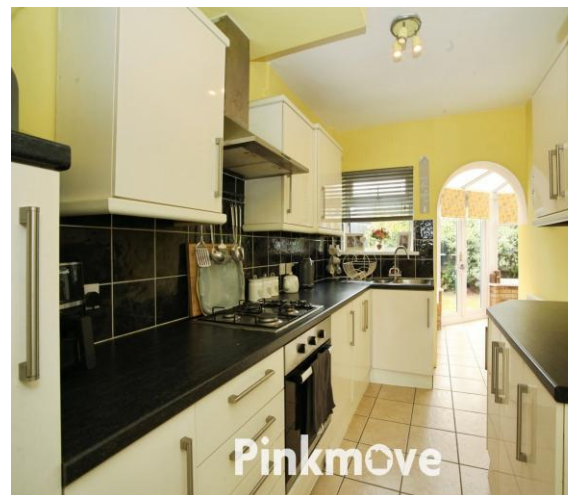


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Gaer Park Road

Offers in the region of £240,000

- Bright conservatory offering additional living space
- Well-presented three-bedroom semi-detached property
- Sought-after location on Gaer Park Road
- Patio seating area and lawn with mature shrubs and trees
- Versatile accommodation throughout with scope for home working or family living
- EPC Rating: D



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About the property

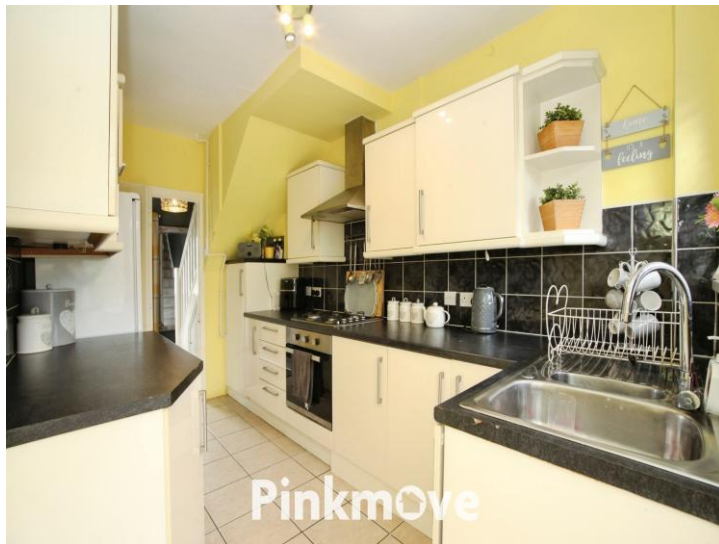
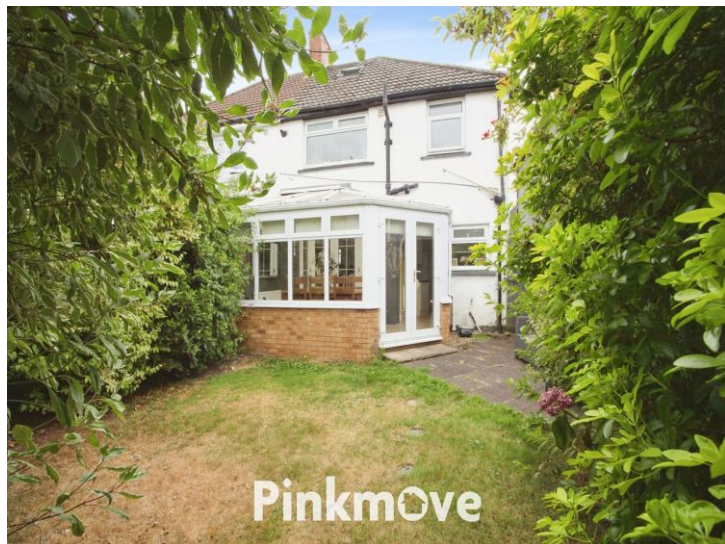
Situated on the sought-after Gaer Park Road, this well-presented three-bedroom semi-detached property offers spacious accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The ground floor comprises an entrance hall leading to a generously sized living and dining room, providing a bright and versatile space for both relaxing and entertaining. Adjacent is a modern fitted kitchen with ample wall and base units, worktop space, and integrated cooking appliances. To the rear, a conservatory overlooks the garden and offers additional living space, perfect as a dining area, playroom, or home office.

On the first floor, the property benefits from three bedrooms, including two comfortable doubles and a single bedroom, along with a family bathroom fitted with a three-piece suite. The property also benefits from a useful loft space. Please note that this area has not been converted in accordance with building regulations and is therefore not classified as habitable accommodation.

Externally, the property enjoys a private enclosed rear garden, featuring a patio seating area and lawn bordered by mature shrubs and trees, creating a pleasant outdoor space for family enjoyment. To the front, the property benefits from on-street parking.





Accommodation

Living Room

21' 8" x 10' 2" (6.60m x 3.10m)

Kitchen

13' 1" x 12' 10" (3.99m x 3.91m)

Conservatory

13' 1" x 7' 10" (3.99m x 2.39m)

Bedroom 1

12' 2" x 10' 6" (3.71m x 3.20m)

Bedroom 2

10' 6" x 8' 6" (3.20m x 2.59m)

Bedroom 3

9' 2" x 7' 3" (2.79m x 2.21m)

Bathroom

7' 3" x 6' 3" (2.21m x 1.91m)

Loft Space

Agents Note:

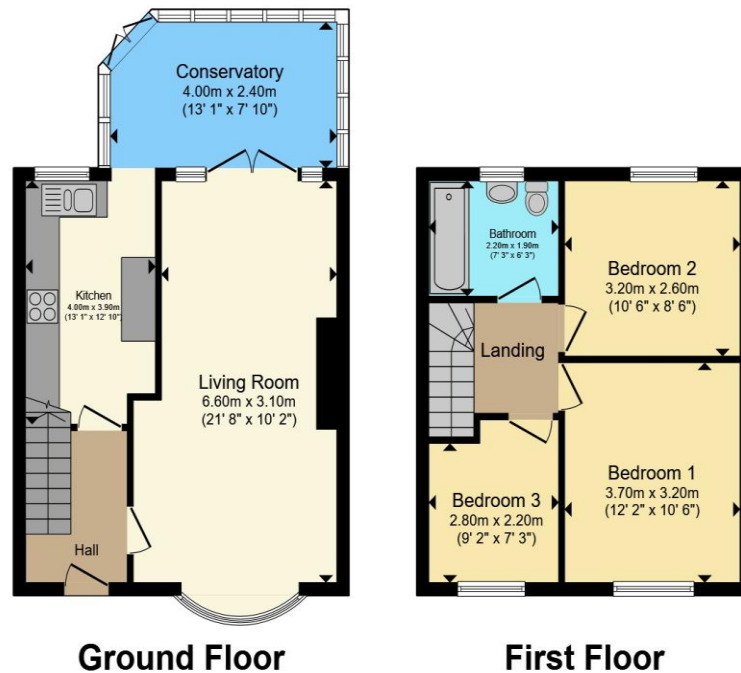
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Floorplan



Total floor area 83.5 sq.m. (899 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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