



## Squires Court, offers in excess of £240,000

- No Onward Chain
- Private Rear Garden
- Conservatory
- Driveway Parking
- Spacious Throughout
- Great Location
- Recently Installed New Central Heating System
- EPC Rating: C



 3
  2
  1



## About the property

Situated in a peaceful cul-de-sac within the popular village of Beddau, this beautifully presented three-bedroom semi-detached house offers a wonderful opportunity for first-time buyers and growing families alike. Combining modern finishes with a spacious and inviting layout, the property is ready to move straight into and enjoy.

Internally, the home boasts a bright and airy feel throughout, with well-proportioned living space designed for both comfort and practicality. The modern fitted kitchen is thoughtfully designed, offering ample storage and workspace, making it perfect for everyday living and entertaining.

To the rear, a charming conservatory provides additional versatile living space, ideal as a dining area, home office, or relaxing retreat while enjoying views of the garden. This leads out to a private rear garden, offering a great space for outdoor dining, family time, or simply unwinding.

Upstairs, the property benefits from three generous bedrooms, all of which offer plenty of natural light and space for furnishings, making them suitable for family living or flexible use. The home is further enhanced by full central heating system installed in 2024, ensuring efficiency and comfort throughout the year.

Externally, the property features driveway parking for added convenience.

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

01443 222851

talbotgreen@peteralan.co.uk

## Floorplan



Total floor area 78.2 m<sup>2</sup> (842 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)

**pa** peter  
alan

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

**pa** peter  
alan