



Clos Peiriant, £275,000

- COUNCIL TAX BAND - E
- NO ONGOING CHAIN
- FAMILY HOME OVER LOOKING PARK
- 1280 SQUARE FT - LARGER THAN AVERAGE THREE-BEDROOM TOWNHOUSE
- POTENTIAL TO CONVERT GARAGE *STPP*
- WATERFRONT - CLOSE TO PARKS, BEACHES, SHOPS, TRAIN STATION
- EPC Rating: C



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About the property

NEW BOILER FITTED 26/03/2026 - BRITISH GAS - 5 YEAR WARRANTY *information provided by seller*

NO ONGOING CHAIN - WATER FRONT - CLOSE TO PARKS, BEACHES, SHOPS - POTENTIAL TO CONVERT GARAGE *stpp* - CLOSE PROXIMITY TO TRAIN STATION & NEW BUS STATION.

Accommodation

Entrance Hallway

Enter via new composite door, fitted storage cupboard, radiator, power points, fitted carpet, doors leading into Shower Room, Utility Room, Bedroom and Integral Garage, stairs leading to 1st Floor;-

Shower Room

Shower cubicle, w.c, wash hand basin.

Bedroom / Reception Room

11' 7" x 8' 4" (3.53m x 2.54m)



Fitted carpet, power points, radiator, window to rear.

Living Room

Utility Room

16' 10" x 13' 11" (5.13m x 4.24m)

8' x 7' 7" (2.44m x 2.31m)

Fitted cupboards with complimentary worktops, sink, space for washing machine, boiler, new composite door leading to rear garden.

Tv point, power points, radiator, fitted carpet, window to front, french doors to Juliette balcony.

Kitchen/Diner

1st Floor Landing

16' 10" x 12' 4" max (5.13m x 3.76m max)

Fitted carpet, power points, radiator, stairs to 2nd Floor, doors leading to Living Room and Kitchen/ Diner;-

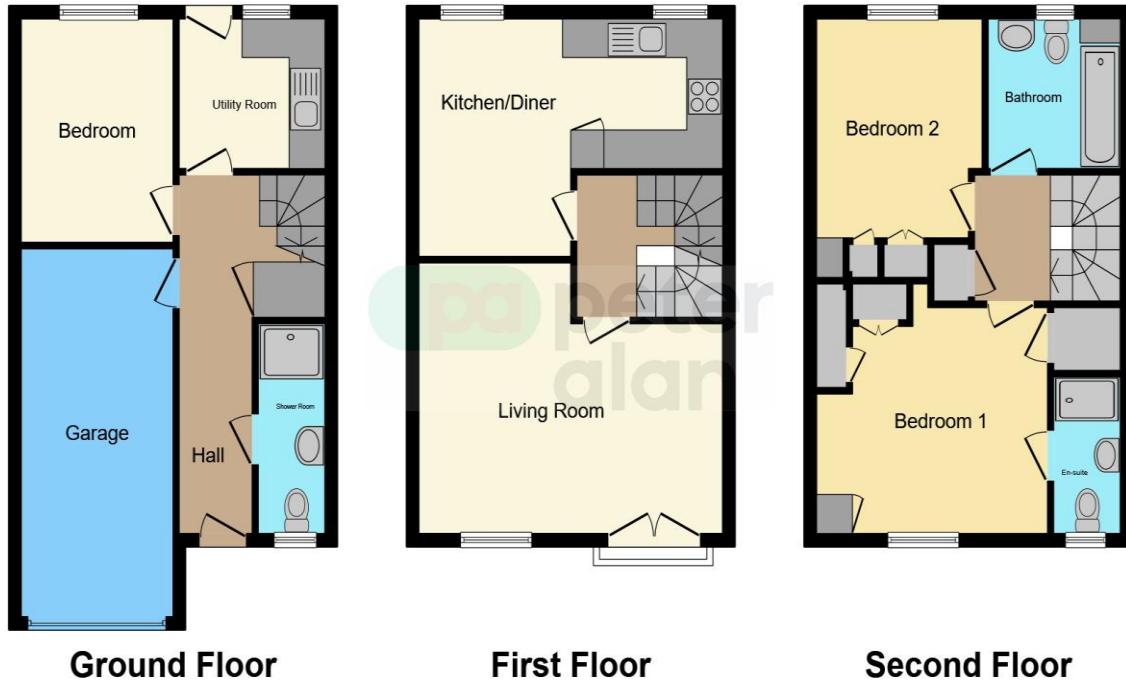
Matching wall and base units with complimentary worktop, inset sink, drainer and mixer tap, integral fridge freezer, electric hob, eye level oven, power points, splash back tiled areas, window to rear aspect.

Second Floor Landing

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Floorplan



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