



Butlers Court, Guide Price £140,000 to £150,000

- No onward chain for a smooth purchase
- Spacious and modern kitchen/diner
- Ideal first-time buy or investment opportunity
- Fully enclosed, low-maintenance gardens
- Contemporary newly fitted bathroom
- Two generous double bedrooms
- EPC Rating: D



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About the property

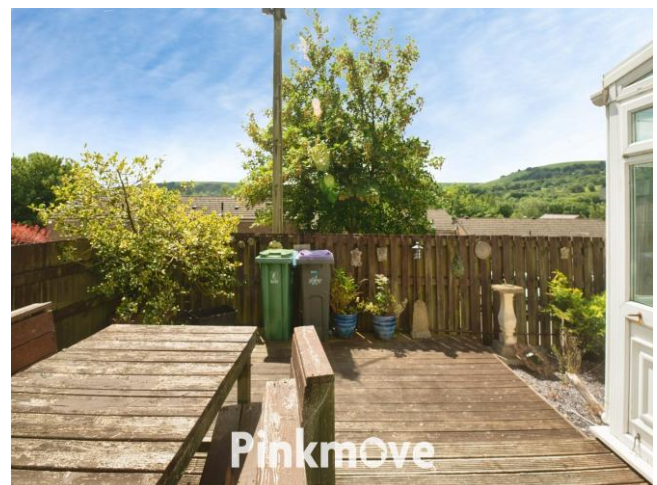
Renovated two double bedroom semi-detached property, situated in the popular area of Garndiffaith, ideal for first-time buyers, investors or those looking to downsize, with easy access to local amenities.

The property offers generous living accommodation throughout, comprising a spacious and inviting living room, and a modern kitchen/diner which flows seamlessly into a conservatory—creating a bright and versatile space. The ground floor is further enhanced by a convenient cloakroom with W.C.

Upstairs, the home boasts two well-proportioned double bedrooms, along with excellent built-in storage, a newly fitted bathroom, and a separate W.C.

Externally, the property benefits from fully enclosed front and rear gardens, including a decking seating area ideal for relaxing or entertaining. There is also ample communal parking available to both the front and rear.

Further benefits include new carpets and flooring, fresh décor throughout, and recent upgrades, making this an attractive, move-in-ready home.





Accommodation

Lounge

Kitchen/Dining Room

Toilet

Bedroom 1

Bedroom 2

Toilet

Bathroom

Agents Note:

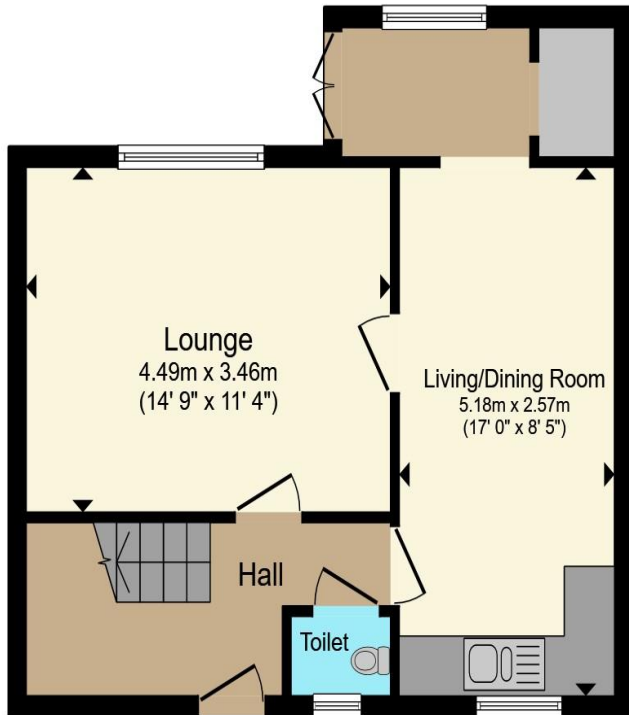
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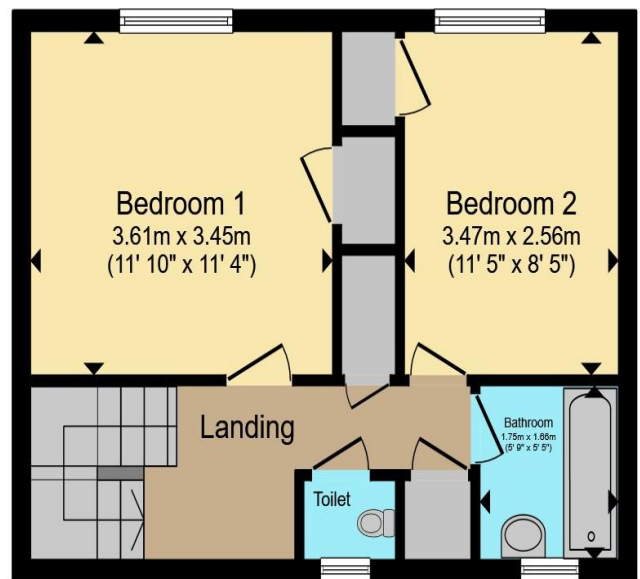
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Floorplan



Ground Floor



First Floor

Total floor area 79.0 sq.m. (850 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.focalagent.com

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