



Angle Place

£400,000

- Three Double Bedrooms/Outbuilding
- Double Extended Family Terrace
- Open Plan Kitchen/Island
- Bi-Folding Doors to Large Private Garden
- Triple Driveway/Llanishen Village
- EPC Rating: Awaited

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**COMING
SOON**



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COMING SOON

An orange location pin icon with a house shape inside its base, positioned below the word 'SOON'.

About the property

The accommodation comprises a large entrance hall, two sizeable reception rooms and a third reception room with bi-folding doors onto a private good size garden with an impressive open plan fitted kitchen and breakfast island, a separate laundry room, cloakroom/wc and side porch to the ground floor. Three double bedrooms, one with an en-suite shower room and a family bathroom to the first floor. The property has gas heating served by a combination boiler and double glazing. Improved and modernised throughout by the current owners to a very high standard. To the outside of the property is a driveway for up to 3 cars and a large, private rear garden with an extensive seating area and a sizeable outbuilding/home office/gym. This property needs to be viewed to be fully appreciated.

COMING SOON



Reception Hall

Reception One

Reception Two

Open Plan Kitchen

Reception Three

Laundry Room

Cloakroom/Wc

Side Porch

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Family Bathroom

Outside

Front triple Driveway

Good Size Rear Garden

Outbuilding/Shed/Gym/Workshop

Note

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.

Please also note that the pergola in the rear garden will not be included in the property sale.

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Floorplan

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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