

Gaer Park Road,

£170,000

- Loft Conversion
- On street Parking
- Close to local amenities
- Semi Detached House
- Close to Transport Links
- EPC Rating: D



2 1 1

peter alan

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About the property

This well-presented two-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors, making it ideal for a range of buyers.

The ground floor comprises a bright and welcoming living and dining area, providing an excellent space for everyday living and entertaining. The kitchen is well positioned and offers practical workspace and storage. Accessed from the living and dining area is a cosy snug, providing additional versatile accommodation that could be used as a family room, home office, or playroom.

To the first floor are two generous double bedrooms, both offering ample space for furnishings, together with a family bathroom serving the accommodation.

The second floor features a useful loft room, providing flexible space suitable for a variety of uses, subject to any necessary consents.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor relaxation, dining, and gardening. To the front, on-street parking is available for residents and visitors.

Overall, this attractive home combines practical living space with flexible accommodation, making it a fantastic opportunity for first-time buyers, couples, small families, or investors alike.



Accommodation

Porch

Kitchen

Living / Dining Area

Snug

Landing

Bedroom 1

Bedroom 2

Bathroom

Landing

Loft Room

Garden

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 105.6 m² (1,136 sq.ft.) approx

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