



## Schooner Walk, offers in the region of £220,000

- Well presented
- Two spacious bedrooms
- Ensuite
- Sought after location
- Garden
- Ideal for commuting
- Use of two leased garages
- EPC Rating: C



 2  2  1



## About the property

A beautifully presented end-of-terrace residence, set within an exceptionally popular and modern development, perfectly positioned for convenient access to Cardiff and Bristol. Close proximity to excellent local amenities, reputable schools, supermarkets, and regular public transport links.

## Accommodation

### Hallway

Enter into hallway with doors to WC and lounge/dining room. Open to kitchen. Fitted storage cupboard,

### Kitchen

6' 1" x 10' ( 1.85m x 3.05m )

A modern fitted kitchen offering a comprehensive selection of base units with laminate worktops incorporating a stainless steel sink and drainer. The room features an integrated electric oven, gas hob with extractor hood above, and a range of matching wall units. Tiled splashbacks provide a practical finish, with space for a fridge-freezer and plumbing for a washing machine. Kick board electric heater. Refitted wall mounted gas boiler.

### W.C



A generously proportioned reception room offering an excellent level of natural light, enhanced by UPVC double glazed French doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. The room is finished with attractive wood flooring, providing a modern and low-maintenance surface. A staircase leads to the first floor, while two radiators ensure comfortable warmth throughout the year. This versatile space is ideal for both everyday living and entertaining.

### First Floor Landing

Doors to bedrooms and bathroom

Comprising close coupled WC and wash hand basin.  
Radiator.

### Bedroom One

### Lounge/Dining Room

12' 8" x 9' 5" ( 3.86m x 2.87m )

18' 10" x 12' 8" ( 5.74m x 3.86m )

UPVC double glazed window to rear elevation. Radiator.  
Door to ensuite. Fitted storage cupboard. Access to loft which vendor has advised is partially boarded.

## Floorplan



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