

Angle Place,

offers in excess of £380,000

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



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About the property

A stunning double-extended family home finished to an exceptional standard, a superb open-plan kitchen with breakfast island, three reception rooms, bi-folding doors to a private rear garden, large outbuilding ideal as a home office or gym. A short walk to Llanishen Village, must be seen!

Accommodation

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 Double 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



Ground Floor **First Floor**

Total floor area 129.0 m² (1,388 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.propertybox.io

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 fitments 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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