



2

Bedrooms



1

Bathroom



Warren Bradley Estates are pleased to offer for sale as the vendors SOLE AGENT this two bedroom terraced house in Amroth Green which is located in the popular Welsh Harp Development.

The property benefits from a large reception room with dining area which leads to a fully fitted kitchen. Upstairs there is a large double bedroom with built in storage, a large second bedroom, tiled bathroom, storage cupboard and access to the loft.

The property has a rear garden and also comes with an allocated parking space.

Offered chain free.

Reception *4.60m x 3.90m (15.09ft x 12.80ft)*

Carpeted, window to front, opening to dining area, stairs to first floor

Dining Area *3.10m x 2.10m (10.17ft x 6.89ft)*

Carpeted, doors to rear garden, door to kitchen, access to understairs storage cupboard

Kitchen *3.10m x 1.70m (10.17ft x 5.58ft)*

Range of base and wall units, laminate work tops, window to rear, plumbing for washing machine, space for cooker and fridge freezer.

Bedroom 1 *3.90m x 3.80m (12.80ft x 12.47ft)*

Carpeted, window to front, storage cupboards

Bedroom 2 *3.30m x 2.30m (10.83ft x 7.55ft)*

Carpeted, window to rear,

Bathroom *2.60m x 1.50m (8.53ft x 4.92ft)*

Window to rear, low flush WC, panel bath, hand basin

Rear Garden *7.00m x 4.60m (22.97ft x 15.09ft)*

Gate to rear car park, lean to and decking area

Front Boiler Cupboard *1.00m x 1.00m (3.28ft x 3.28ft)*

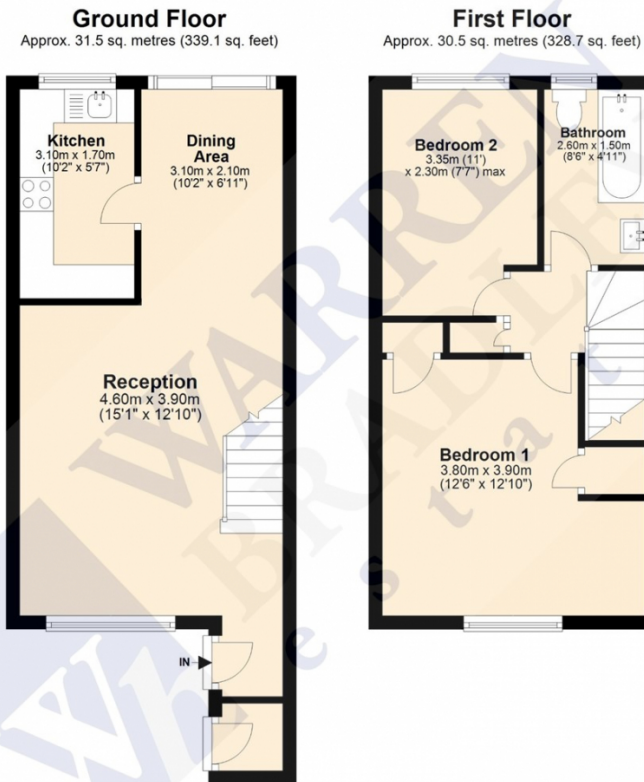
Storage cupboard housing boiler

Parking Space

Allocated parking in the residents car park

Freehold

Although the property is freehold there is an annual charge in the region of £175.00 payable to the developments management company.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

