

FOR SALE

Price £230,000



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estate agents & valuers

38 Cardigan Road, Crownhill, Plymouth, Devon, PL6 5PL



- **A well proportioned semi-detached bungalow, built circa 1960's**
- **Double glazing and gas central heating**
- **Entrance porch, hall**
- **Spacious lounge/dining room**
- **Modern fitted kitchen**
- **Two bedrooms**
- **Shower room/wc, separate wc**
- **Generous size level plot with mature gardens**
- **Good off street parking on long drive**
- **Single garage**
- **Cavity wall insulated**
- **Vacant, no onward chain**

THE PROPERTY A semi-detached bungalow built in and around the early 1960's, set in a lovely quiet location enjoying a near level and sunny position surrounded by mature gardens. A long, relatively wide driveway giving parking for a number of vehicles leading to a single garage. The bungalow which is immaculately presented, has a modern fitted kitchen with integral appliances including dishwasher, fridge and washing machine, and a recently refurbished shower room. There is a lounge/diner, separate wc, two bedrooms, one with fitted dressing table and fitted wardrobes. There is gas central heating, the Worcester boiler only a couple of years old and recently serviced as was the gas fire in the lounge/diner. The property benefits from having uPVC double glazing and the large picture window gives a bright and airy flow of light throughout the accommodation.

ACCOMMODATION The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

LOCATION Set in this prime popular and quiet established residential area of Crownhill where there are a variety of local services, shops, bus routes and local primary school nearby. The position convenient for access into the city and nearby connections to major routes in other directions.

uPVC double glazed door into:

PORCH 5' 4" x 2' 11" (1.63m x 0.89m) Door into:

HALL

KITCHEN 10' 9" x 7' 6" (3.28m x 2.29m) A modern fitted kitchen with Belling Synergie double electric fan assisted oven, gas hob and extractor hood over. Integrated appliances include fridge, washing machine and dishwasher. Serving hatch to lounge/diner.

LOUNGE/DINER 16' 5" x 11' 10" (5m x 3.61m) Large uPVC double glazed window overlooking the front garden. Gas fire recently serviced.

BEDROOM ONE 12' 2" x 10' 5" (3.71m x 3.18m) max measurements. Fitted dressing table and wardrobes. uPVC double glazed windows overlooking the rear garden and side elevation.

BEDROOM TWO 11' 5" x 10' 7" (3.48m x 3.23m) uPVC double glazed window overlooking the rear garden.

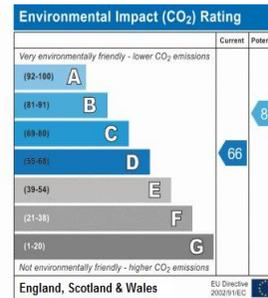
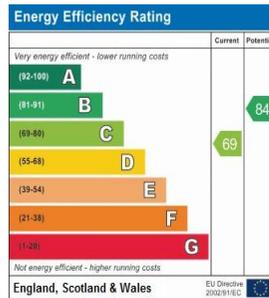
SHOWER ROOM 6' 4" x 5' 2" (1.93m x 1.57m) Obscured uPVC double glazed window to the side elevation. Recently refurbished. Shower with glass panel, wc, pedestal wash hand basin and chrome ladder radiator.

SEPARATE WC 5' 8" x 2' 11" (1.73m x 0.89m) Wc and pedestal wash hand basin with cupboard under. Access hatch to insulated loft.

GARAGE 17'2" X 8'7" (5.23m X 2.62m) Remote controlled door.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EXTERNALLY There is a long relatively wide private driveway giving ample parking for four/five cars. Single garage. The gardens both to the front and rear are laid to lawn with a profusion of mature shrubs and bushes. The rear garden also has a decked patio area.

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