



25 Carlton Crescent, Beddau

£245,000 Freehold

A beautifully presented three bedroom semi detached property on a quiet cul de sac. Entrance porch leading to a spacious family lounge and open plan modern kitchen/dining room. To the first floor, master bedroom with built in wardrobes, a second double bedroom, family bathroom and third bedroom. Well maintained rear garden. Single garage. Driveway. EPC Rating: C

Council Tax band: TBD

Tenure: Freehold

ENTRANCE

ENTRANCE PORCH

Entered via a sliding uPVC door. Tiled flooring. Ceiling light. uPVC door into lounge.

LOUNGE

16' 9" x 13' 2" (5.11m x 4.01m)

A spacious family lounge. Electric feature fireplace. Quality laminate flooring. Two radiators. uPVC window to front. Stairs to first floor. Opening to kitchen/ dining room

KITCHEN/DINING

17' 0" x 10' 10" (5.17m x 3.29m)

Appointed along three sides, a modern kitchen. High and low level cupboards beneath white 'Minerva' worktops; inset chrome sink with hose chrome mixer tap with side drainer. Integrated 'NEFF' appliance including induction hob, extractor hood, oven and microwave oven. Integrated fridge freezer, dishwasher and washing machine. 'Minerva' splashbacks. Glass splashback to hob. Ample space for dining room table. Continuation of quality laminate flooring. uPVC window to side and rear. Large double French doors opening into the rear garden.

FIRST FLOOR LANDING

uPVC window to side. Loft access leading to boarded roof space with ladder and light. Doors to all rooms.

BEDROOM ONE

12' 9" x 10' 1" (3.89m x 3.07m)

A good sized master bedroom. Modern, built in wardrobes to one side. Additional fitted two door wardrobe and chest of draws. Quality wood effect laminate flooring. uPVC to front with countryside views.

BEDROOM TWO

11' 5" x 8' 2" (3.48m x 2.48m)

A second double bedroom. Quality laminate flooring. Radiator. uPVC window to rear.

BEDROOM THREE

9' 6" x 6' 7" (2.90m x 2.00m)

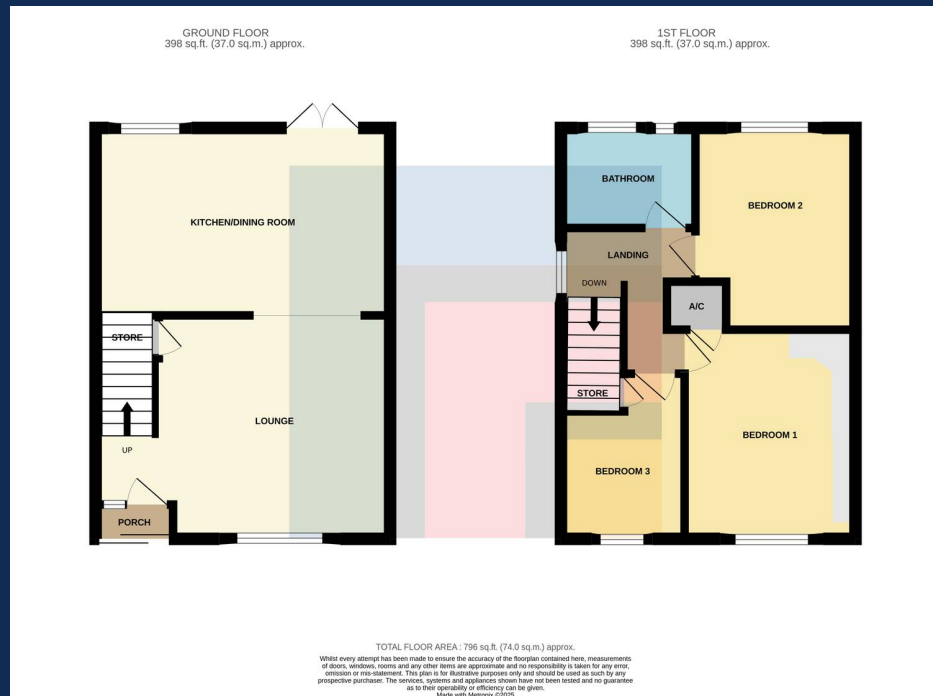
A third bedroom. Wood effect laminate flooring. Built in cupboard. Radiator. uPVC window to front.

FAMILY BATHROOM

7' 5" x 5' 6" (2.27m x 1.68m)

Modern white suite; low level WC, sink with chrome mixer waterfall tap and vanity. Bath chrome mixer tap and dual headed chrome shower. Chrome heated towel rail. Extractor fan. Tiled walls and flooring. Tiled bath panel. Two uPVC obscured glass windows to rear.





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