

Connelly Yeoman

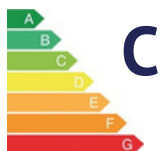


**16 WARDYKES ROAD
ARBROATH DD11 4AS**

TERRACED VILLA



- Modern and well presented 2 Bedroom Terraced Villa
- Ideally located in a popular and sought after residential area close to amenities
 - Gas Fired Central Heating, Double Glazing, ample storage
 - Easily maintained Gardens to the front and rear of the property



OFFERS OVER
£110,000

Property Description

This attractive and well presented 2 Bedroom Terraced Villa is located within a popular and sought after residential area of Arbroath, within easy reach of central amenities and services, local shops and schools. The property offers well proportioned accommodation over two floors. benefits from Gas fired central heating (new gas boiler approx. 2/3 years ago), Double glazing and good storage facilities throughout. Externally, the enclosed front garden is mostly laid to artificial grass with a raised area of stone-chips, all for easy maintenance, and enclosed with boundary hedging. The enclosed rear garden is laid to paving slabs, ideal for outside seating and offering low maintenance, and has a rotary clothes dryer. Garden Shed included in the sale. There is on-street car parking close-by. Overall, this attractive property would make an ideal First Time Buy or investment purchase. Viewing recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN, SHOWER ROOM; **UPPER FLOOR:-** STORAGE BOXROOM, 2 BEDROOMS.

ENTRANCE HALLWAY: Enter into the property via the main double glazed front entrance door into the Hallway which is all carpeted; and there is a carpeted staircase leading to the upper floor accommodation. CH Radiator. Under-stair storage cupboard offers space for coats, etc. There is another cupboard which houses the electrics.

LOUNGE: Approx. 12'7 x 13'3. This is a well proportioned Lounge, with a front-facing window overlooking the front garden; neutral decor and fitted carpeting; focal point fireplace with a marble-effect mantle and an Electric Fire. CH Radiator. Open doorway leads off through into the Kitchen.

Glass panel door through from the hallway into the Kitchen.

KITCHEN: Approx. 9' x 12'6. The Kitchen is fitted with a range of base and wall mounted storage units, co-ordinated worktop surfaces and composite sink with mixer tap. Built-in Electric Oven and Grill, 4 burner Electric Hob with concealed extractor hood above. Ample space for further kitchen appliances, automatic washing machine and space for a full height fridge/freezer, etc. Wall mounted Gas central heating boiler (under manufacturer's warranty). Rear-facing window and rear door access out to the garden.

SHOWER ROOM: Approx. 6'4 x 5'6. Comprising a two piece white bathroom suite; separate shower enclosure housing a main power shower; full wall tiling; vinyl flooring; rear-facing opaque window. CH Radiator.



UPPER FLOOR: Staircase to the upper floor landing area, leading to the Bedrooms. There is a useful Boxroom, with sliding bi-fold doors, ideal for storage. Further built-in storage cupboard and an area of fitted shelving above the stairs. Ceiling hatch access into the loft space.

BEDROOM 1: Approx. 12'8 x 9'7. A bright and spacious Bedroom, with a front-facing window; neutral decor and fitted carpeting; built-in double wardrobe with sliding doors. CH Radiator.

BEDROOM 2: Approx. 12'9 x 9'8. Another spacious Bedroom, with a rear-facing window; neutral decor and fitted carpeting; built-in double wardrobe with sliding doors. CH Radiator.

GARDENS: The enclosed front garden is mostly laid to artificial grass with a raised area of stone-chips, all for easy maintenance, all enclosed with boundary hedging.

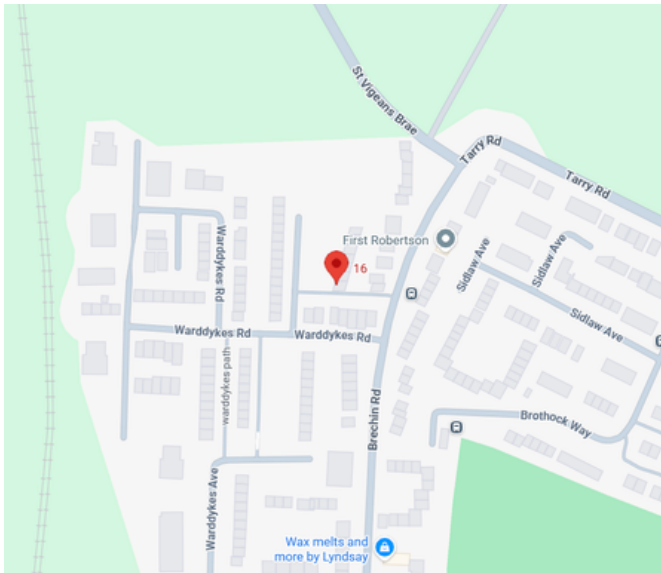
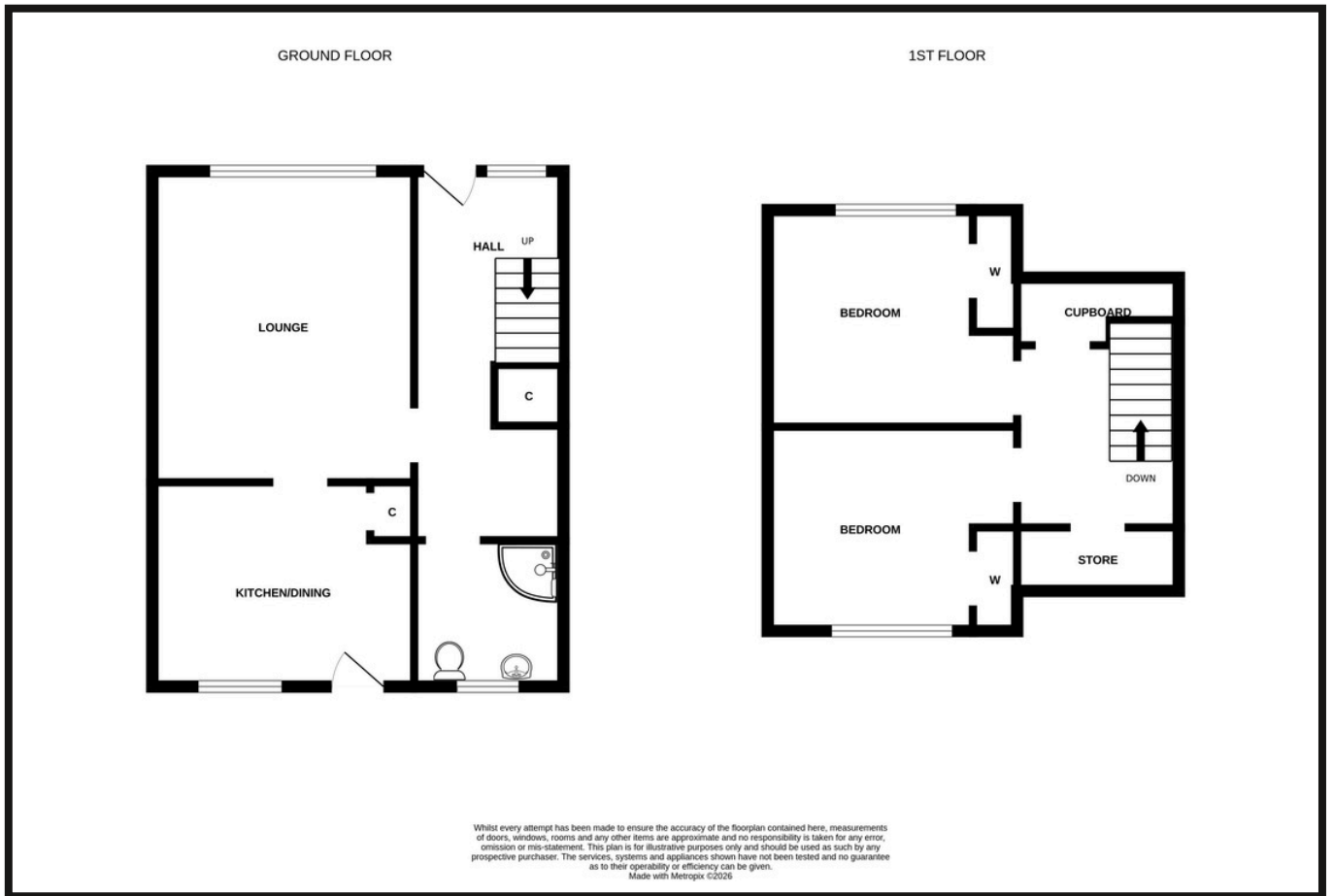
Mutual path to the rear with access for bins, etc.

Fenced and fully enclosed rear garden which is all laid to paving slabs, ideal for outside seating, and has a rotary clothes dryer. Garden Shed included in the sale.

NB There are 6 years of a 9 year Guarantee for the Gas central heating boiler left on the warranty.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly
Yeoman**

tspc

Connect with us

