



ST. DONATS CLOSE









## ST. DONATS CLOSE

, CF64 4NL - £275,000



3 bedroom(s)



2 bathroom(s)



840.00 sq ft

Jeffrey Ross are pleased to present this stunning end of terrace situated upon a large corner plot within this small side road. Extensively renovated throughout to a high standard. With much attention to detail and a re-modelled interior, this makes for an incredibly stylish and versatile home. Beautifully presented. Includes a newly fitted stunning kitchen, newly created en suite shower room plus much much more including a full rewire. Well placed for an array of local shopping facilities plus a short walk to Eastbrook train station.

Briefly comprising a spacious entrance hall with original wood block flooring, lounge again with original exposed wood block flooring, stunning kitchen with bi-fold doors and fully integrated to include fridge, freezer plus built in double oven, 5 ring hob & hood plus solid Beech worktop with a ground floor cloakroom located off. To the first floor there are 3 bedrooms with an en suite shower room from the master plus a family bathroom completes the accommodation.

Complimented with upvc double glazing (some newly installed) and a newly installed gas central heating system - combination boiler (10 year warrantee).

Benefiting from a side drive and rear parking space plus a single garage within a block. The rear garden has been landscaped to include a newly laid lawn and replacement feather edge fencing.

Viewing highly recommended.

### PROPERTY SPECIALIST

**Mr Paul Davies**

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Negotiator










### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

































#### ENTRANCE HALL

Enter via a upvc door with side glazed panels into a welcoming entrance hall, with exposed oak Herringbone wood block flooring, stairs rise to the first floor with storage beneath, panel wall.

#### LOUNGE

**4.06m x 3.68m (13'4" x 12'1")**

Spacious living room, original oak Herringbone block flooring, TV point, picture window to front.

#### KITCHEN

**5.59m x 2.64m (18'4" x 8'8")**

Newly fitted with an extensive range of contemporary wall and base units with solid Beech worktop and inset china Belfast sink with mixer tap, integrated appliances include fridge, freezer plus built in double oven, 5 ring gas hob with cooker hood, plumbed for dishwasher and washing machine, features include soft close doors & drawers, under lighting, corner carousel unit plus pull out chrome larder unit, window to rear with bi-fold doors leading into the rear garden, quality LTV flooring.

#### CLOAKROOM

Newly created and newly fitted with a vanity wash hand basin and close coupled wc, tiled floor, window to side.

#### FIRST FLOOR LANDING

Access to all rooms with a trapdoor and fitted 'Slingsby' wooden retracting ladder to a boarded loft with light, built in linen cupboard housing the combination boiler (10 year warrantee).

#### BEDROOM 1

**3.40m x 2.67m max (11'2" x 8'9" max)**

Master double bedroom, window to rear, feature panel wall, TV point.

#### EN SUITE SHOWER ROOM

Newly created and stylishly appointed, fitted glass shower cubicle, corner wall mounted wash hand basin and close coupled wc, heated chrome towel rail, extractor fan, tiled surround.

#### BEDROOM 2

**3.10m x 2.90m (10'2" x 9'6")**

Double bedroom, window to front, walk in open closet, TV point.

#### BEDROOM 3

**2.36m x 2.36m (7'9" x 7'9")**

Single bedroom, window to front.

#### BATHROOM

Modern white suite comprising a panel bath with independent shower and glass screen, pedestal wash hand basin and close coupled wc, tiled surround, window to rear.

#### GARDEN

Open frontage overlooking a central green area with grass and mature trees, gated side access to a side long drive - stone chippings providing off road parking for 2-3 cars with an additional parking space at the rear, paved path leading to the rear garden - landscaped to include a newly laid lawn and a full width paved patio, outside water supply, exterior lighting, newly fitted feather edge fencing.

#### GARAGE

**5.18m x 2.64m (17' x 8'8")**

Single garage within a block, up & over door allowing access.

#### INFORMATION

We believe the property is Freehold.

Council Banding - Band C £1,734.13 (2024-2025)





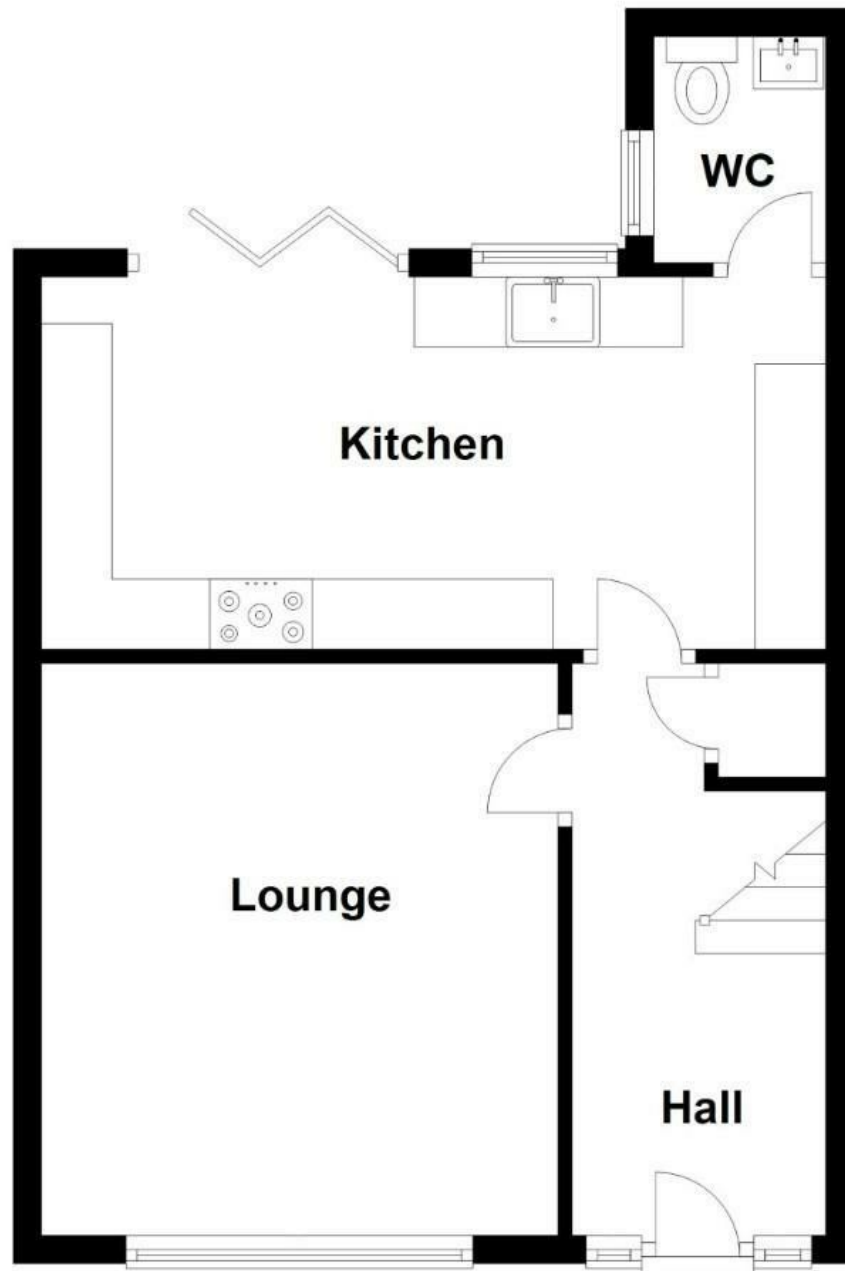
" This stunning house is ready to move into with many unique features. The owner - 'thinking outside the box' has created an incredibly stylish and versatile home. From the creation of an en suite from the master bedroom to the creation of a ground floor cloakroom and everything in between has been well designed and thought of.

Comments by Mr Paul Davies "



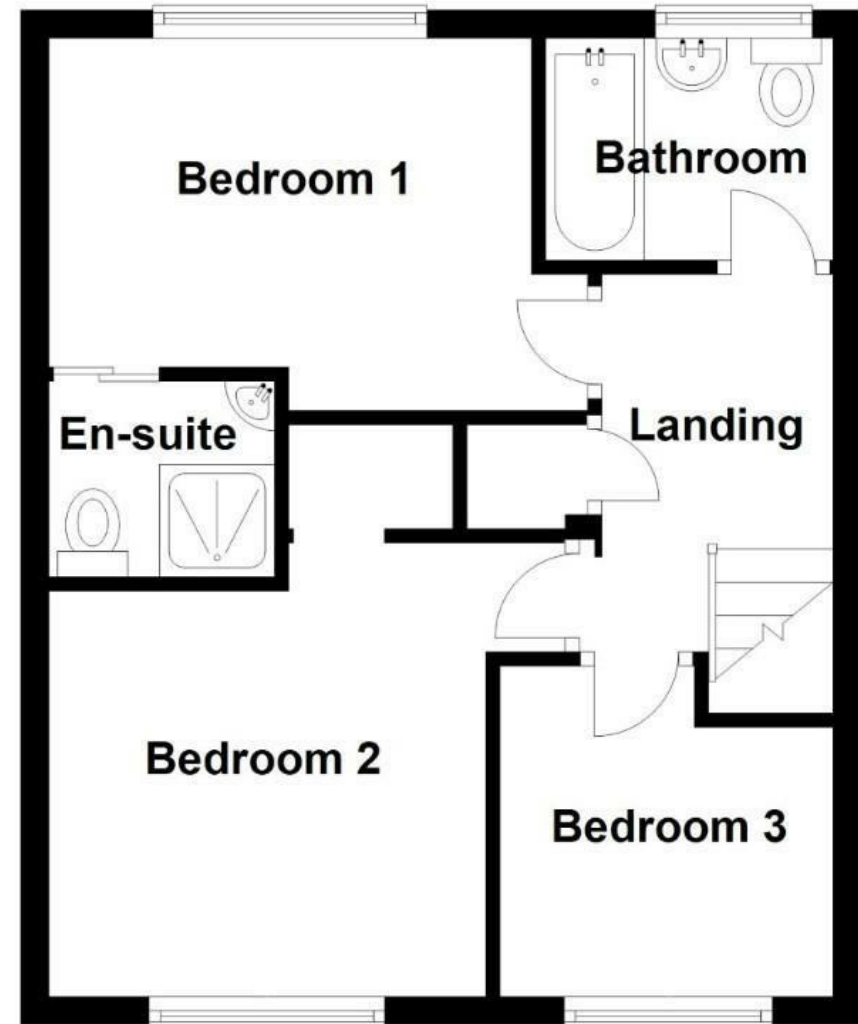
## Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



## First Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



Total area: approx. 78.1 sq. metres (840.8 sq. feet)



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