

Connelly Yeoman



16 WARDYKES PATH, ARBROATH DD11 4AT

TERRACED VILLA



Key Features

- Spacious and well presented Terraced Villa
- Located in a popular and sought after residential area
- Gas Fired Central Heating and Double Glazing, ample storage
- Easily maintained gardens to the front and rear, Large stone-built Outhouse



OFFERS OVER

£120,000

Property Description

This attractive, bright and airy, two bedroom **TERRACED VILLA** is ideally situated within a popular and sought after residential area and provides well proportioned accommodation over two levels. The property has been well maintained and enjoys the benefit of Gas fired central heating, double glazing and has ample storage (including a floored attic for storage). On entering into the property there is a welcoming Hallway with additional open plan study area, a bright and spacious Lounge, well appointed Kitchen with breakfast bar, and a recently refurbished Shower Room. On the upper floor there are two good-sized Bedroom and access into the attic space. Externally, there are easily maintained gardens to the front and rear, with a large stone-built Outhouse, presently used as an entertainment shed. Early viewing is recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE HALLWAY, SHOWER ROOM, LOUNGE, BREAKFASTING KITCHEN; UPPER FLOOR:- 2 BEDROOMS.

ENTRANCE HALLWAY: Enter into the property via a double glazed front entrance door, with matching side panel window, into the Hallway. In the Hallway there is laminate wood flooring, continued through into a small open plan area with space for a study/desk and an understair storage cupboard. Staircase to the upper floor accommodation. Replacement internal doors.

SHOWER ROOM: Approx. 6'3 x 5'5. Comprising a two piece white bathroom suite with vanity below the wash-hand basin. Shower compartment and shower tray. Grey wood-effect grain wet wall panel finish to the walls. Parador style lined ceiling with inset downlights. Opaque glazed window for natural ventilation.

LOUNGE: Approx. 13'3 x 12'5. A bright and spacious Lounge, with large picture window overlooking the front garden. Ample space for furniture settings. CH Radiator. Access into the Kitchen.



BREAKFASTING KITCHEN: Approx. 12'4 x 10'. The kitchen has a good range of base and wall mounted storage units, worktop surfaces, stainless steel sink and drainer. Tiled splashbacks. Built-in Gas Hob, extractor above and Electric Oven below. Breakfast bar worktop area. Ample space for fridge/freezer. Plumbing for an automatic washing machine. Space for further white goods. Large, picture window overlooking the rear garden. External double glazed door out into the garden.

UPPER FLOOR LANDNG: Staircase leading to the upper floor. Access to the Bedrooms. Built-in storage cupboard and a further walk-in storage cupboard, with pine wood sliding doors, housing the Gas boiler and with fitted shelving. Access hatch and loft ladder into the loft space which is floored and has electric light.

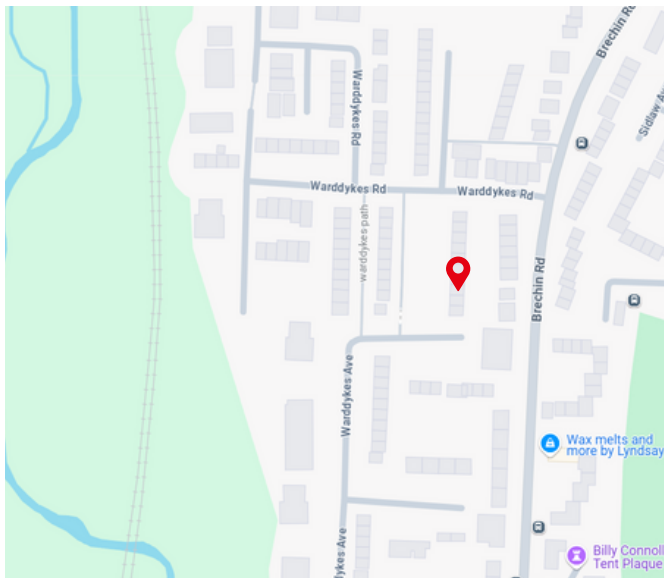
BEDROOM 1: Approx. 13'3 x 9'5. Spacious double bedroom with a front-facing window. Neutral decor with a feature wallpaper wall. CH Radiator.

BEDROOM 2: Approx. 13'2 x 10'. Another good sized bedroom, with a rear-facing window. CH Radiator.

GARDENS: To the front of the property is a large patio garden. Shared access pathway. In the rear garden there is a large stone-built Shed which measures approx. 14'8 x 9'3. The rear garden is laid to patio. Residents' car parking areas are closeby.



Property Professionals



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