



Gilwern Court, TS17 5DJ
3 Bed - House - Detached
O.I.R.O £214,950

Council Tax Band: D
EPC Rating: C
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Gilwern Court, TS17 5DJ

SMITH & FRIENDS are Pleased to Bring to the Market this Stunning, Fully Re-Furbished, Larger Style Three Bedroom Family Home. Offered to the Market with NO Forward Chain.

Modern throughout including recently fitted kitchen with fitted units with breakfast bar, integrated fridge freezer which has recently been replaced. Plumbing for washing machine; complimented by Italian porcelain floor tiles. Two reception rooms including lounge and separate dining room which gives access to the rear garden via patio doors. To the first floor are three double bedrooms, all with fitted robes and master with en suite shower room.

The family bathroom has been modernised to a high standard, with porcelain floor tiles, comes fitted with a three piece suit including panelled bath with overhead shower, low level W/C and vanity unit wash hand basin, also finished off with an airing cupboard for extra storage.

Externally, to the front, the property offers a double width driveway and single, attached garage. To the rear is a well presented garden, mainly laid to lawn with patio area, well stocked borders, enclosed by trees, shrubs and timber fencing.

Viewings Highly Recommended.

GROUND FLOOR

Entrance Hall

Downstairs WC/Cloakroom

Lounge

13'5" x 10'5" (4.11m x 3.18m)

Dining Room

10'5" x 9'8" (3.18m x 2.97m)

Kitchen

10'11" x 10'5" (3.35m x 3.20m)

FIRST FLOOR

Landing

Master Bedroom

10'11" x 10'7" (3.35m x 3.23m)

Ensuite

Bedroom 2

12'4" x 8'3" (3.76m x 2.54m)

Bedroom 3

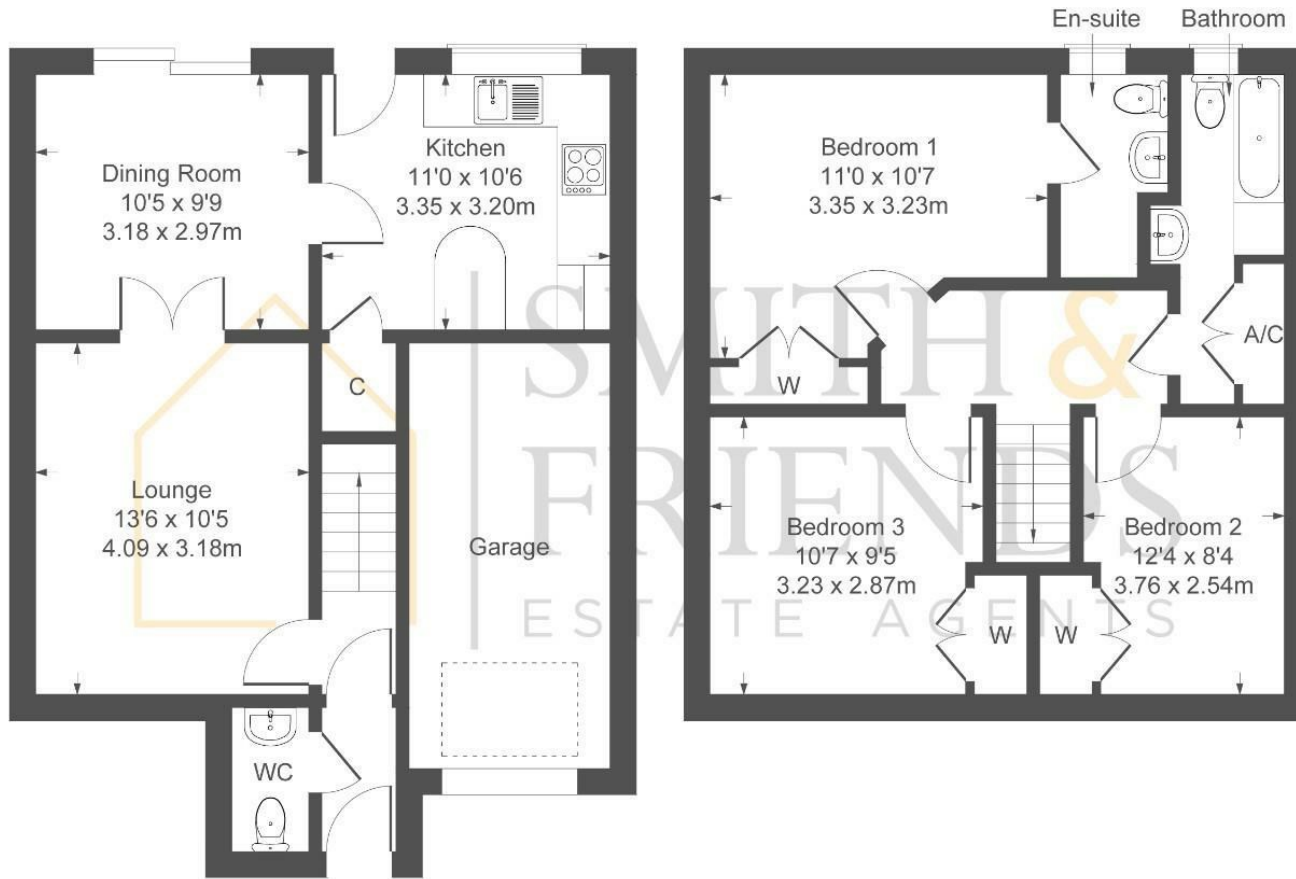
10'7" x 9'4" (3.23m x 2.87m)

Family Bathroom



Gilwern Court

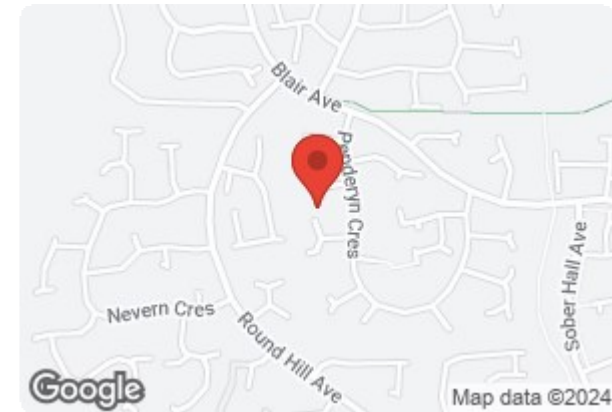
Approximate Gross Internal Area
1098 sq ft - 102 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17
0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk

