







16 Braemar Close, Willenhall, WV12 4RF

£360,000

CHAMPAGNE OPEN WEEKEND - FRIDAY 30TH SEPTEMBER, SATURDAY 1ST OCTOBER, SUNDAY 2ND OCTOBER 2016. 11AM-4PM luxury newly built three bedroom Georgian-Inspired Town House situated on the outskirts of the city of St Asaph. The Livingstone Place development will provide new luxury housing overlooking the beautiful picturesque far reaching views of the Clwydian Hills countryside. Livingstone Place is conveniently located close to local amenities, schools, shops and within close proximity to the A55 expressway which provides road links to Llandudno, Manchester, Liverpool and beyond. Anticipated Completion - August/September 2016. Livingstone Place Sales and Information Suite opening hours will be Friday to Sunday from 11am until 4pm.

About Parker Estates

Serving you since 1932, Parker Estates have a reputation as one of the Northern Ireland's most trusted Estate Agency groups and are renowned for their straight forward, hardworking and fresh approach. We combine established business principles with dynamic new technologies and marketing techniques to ensure we remain leaders of the property industry. By blending a little bit of the old with new we stay ahead of the rest. Burns & Co offer a full range of professional Estate Agency services to Sellers, Purchasers, Landlords, Tenants, Developers and Investors. We operate across the three property industry sectors of Residential, Commercial and Agriculture. Being thoroughly familiar with local property and market trends province-wide, we are able to give reliable and accurate information which allows us to take the stress out of your property transaction. We enjoy good relationships with other professionals such as Banks, Building Societies, Solicitors and Accountants.

lounge 12 x 12 (3.66m x 3.66m)

fireplace, windows to rear

kitchen 12' x 12' (3.66m x 3.66m)

large modern kitchen with views to rear garden

dining room 12 x 12 (3.66m x 3.66m)

patio doors to garden

bedroom 1 12 x12 (3.66m x3.66m)

master bedroom with en suite

bedroom 2 12 x 12 (3.66m x 3.66m)

widow to rear

bedroom 3 12 x 12 (3.66m x 3.66m)

views over garden

bathroom 12 x 12 (3.66m x 3.66m)

white 3 piece suite, with views to the rear of the property.

garden 100 x 20 (30.48m x 6.10m)

south facing

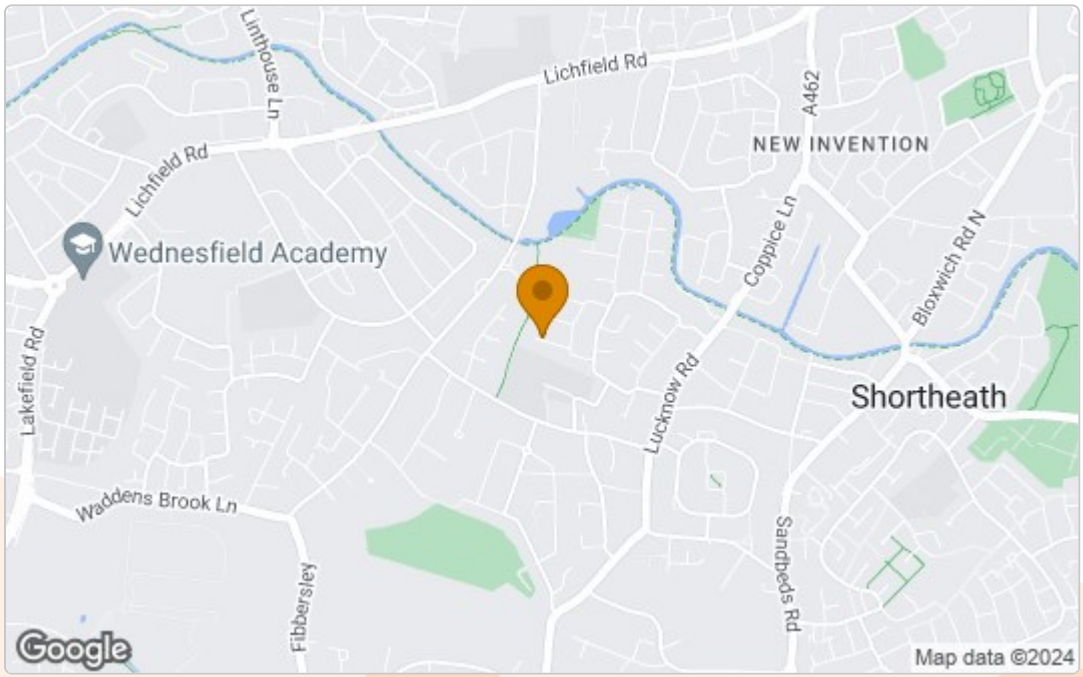
IMPORTANT NOTE TO PURCHASERS:

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

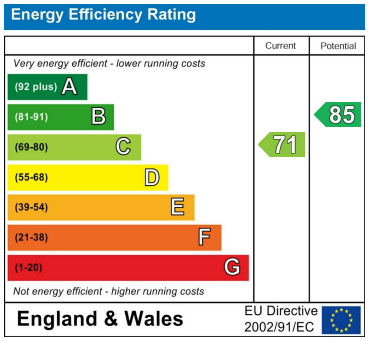
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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