



28 Federation Road, Laira, Plymouth, Devon, PL3 6BR



Price £230,000

Lang Town and Country are pleased to bring to the market this well-presented three-bedroom townhouse, located in the sought-after area of Laira, Plymouth. Known for its convenient access to local schools and the A38 (Devon Expressway), this property is ideal for families and commuters alike. An internal viewing comes highly recommended.

On the ground floor, you'll find a welcoming entrance hallway, a bay-fronted lounge, and a third double bedroom. A graceful staircase leads to the first floor, where there are two spacious double bedrooms and a family bathroom comprising of bath with shower over, wash hand basin, heated towel rail and WC.

The lower ground floor offers additional living space, with a stylish kitchen/breakfast room, a cosy snug/dining space, and an extension area which creates further potential for a separate utility room. The stunning glass balustrade adds a modern touch to the staircase.

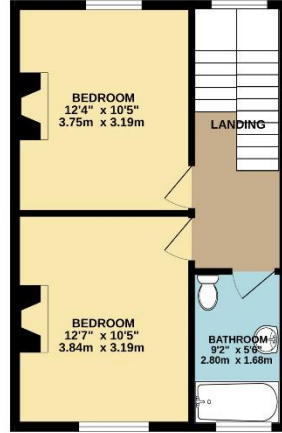
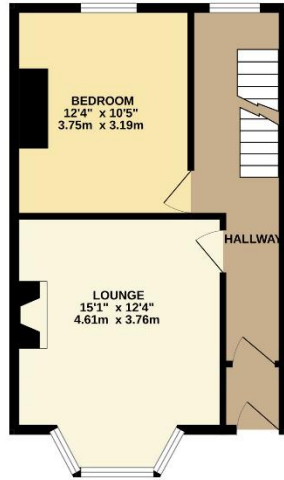
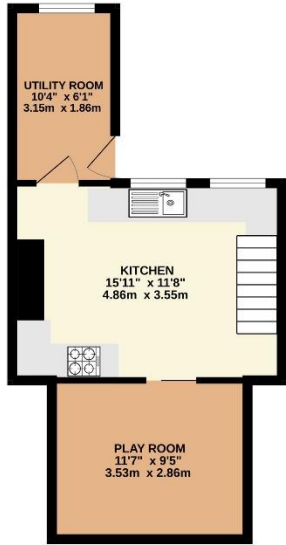
Outside, the property features a small front garden, and from the rear you have direct access to a low-maintenance rear garden with artificial grass, positioned to enjoy a sunny south-easterly aspect. There is also gated access to the rear service lane, offering potential for additional parking.



To view this property call Lang Town & Country Estate Agents on **01752 256000**

www.langtownandcountry.com





TOTAL FLOOR AREA: 1167 sq.ft. (108.5 sq.m.) approx.
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