



Pinkmove

## Cae Rhedyn, guide price £325,000

- Guide Price £325,000 TO £335,000
- SPACIOUS FAMILY HOME
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- LARGE ENCLOSED REAR GARDEN
- DRIVEWAY FOR TWO VEHICLES
- EPC Rating: C



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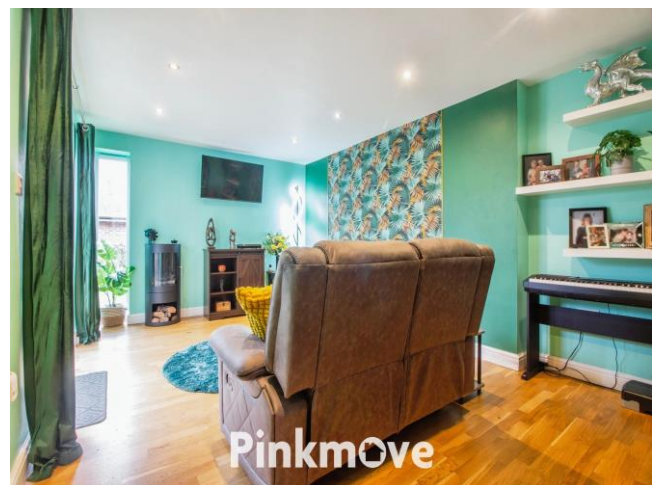
01633 746088





## About the property

Presenting a splendid, detached property, currently listed for sale, nestled in an area convenient for public transport links, close to reputable schools, and local amenities. Perfect for families, this home is in good condition, ready to embrace its new owners.







## Accommodation

### Hall

### Living Room

13' x 12' ( 3.96m x 3.66m )  
Max Measurements

### Dining Room

9' 1" x 9' 2" ( 2.77m x 2.79m )

### Kitchen

12' 5" x 9' 6" ( 3.78m x 2.90m )

### Sitting Room

16' 9" x 11' 2" ( 5.11m x 3.40m )

### Bathroom 1

4' 11" x 8' 2" ( 1.50m x 2.49m )

### Utility Room

4' 3" x 8' 2" ( 1.30m x 2.49m )

### Landing

### Bedroom 1

11' 10" x 8' 5" ( 3.61m x 2.57m )

### Bedroom 2

9' 3" x 11' 1" ( 2.82m x 3.38m )

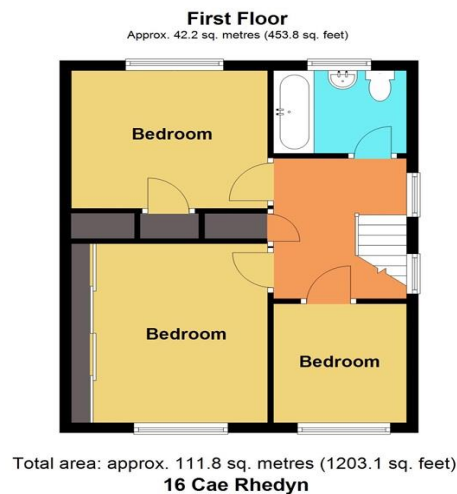
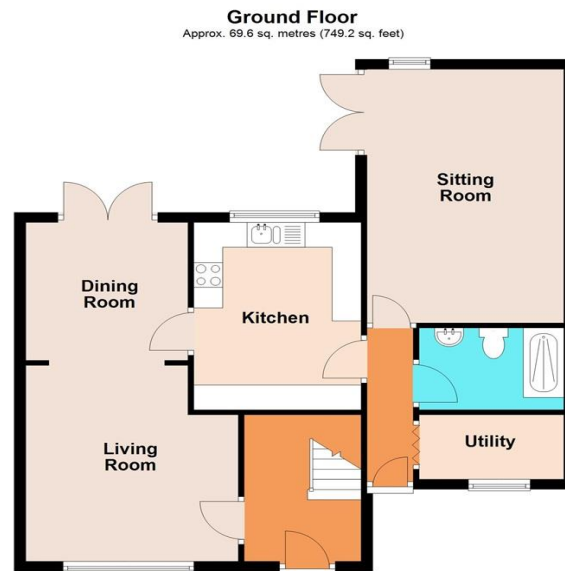
### Bedroom 3

7' 10" x 8' 8" ( 2.39m x 2.64m )

### Bathroom 2

5' 6" x 7' 10" ( 1.68m x 2.39m )

## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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