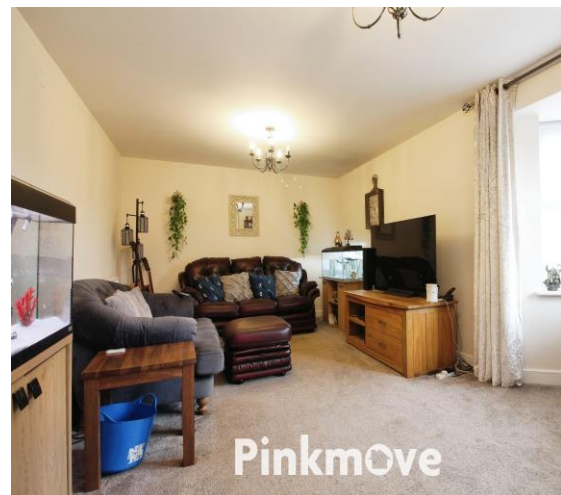




## Lon Ffion, guide price £350,000

- GUIDE PRICE £350,000 - £360,000
- FOUR DOUBLE BEDROOMS WITH MASTER EN-SUITE
- KITCHEN/DINER WITH A UTILITY SPACE
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE TO THE REAR
- SPACIOUS DETACHED FAMILY HOME
- EPC Rating: B



 4  2  1





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## About the property

We are thrilled to introduce this lovely, detached home that offers four double bedrooms, a kitchen that combines dining and utility areas, a spacious reception room, and a secure rear garden along with a single garage and parking space.



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## Accommodation

### Living Room

19' 9" x 11' 3" ( 6.02m x 3.43m )

### Kitchen/Diner

19' 7" x 11' 7" ( 5.97m x 3.53m )

Max Measurements

### Cloakroom

5' 1" x 2' 7" ( 1.55m x 0.79m )

### Bedroom 1

11' 2" x 11' 5" ( 3.40m x 3.48m )

### En-Suite

4' 9" x 6' 7" ( 1.45m x 2.01m )

### Bedroom 2

9' 9" x 11' 11" ( 2.97m x 3.63m )

### Bedroom 3

9' 8" x 8' ( 2.95m x 2.44m )

### Bedroom 4

8' 4" x 10' 2" ( 2.54m x 3.10m )

Max Measurements

### Bathroom

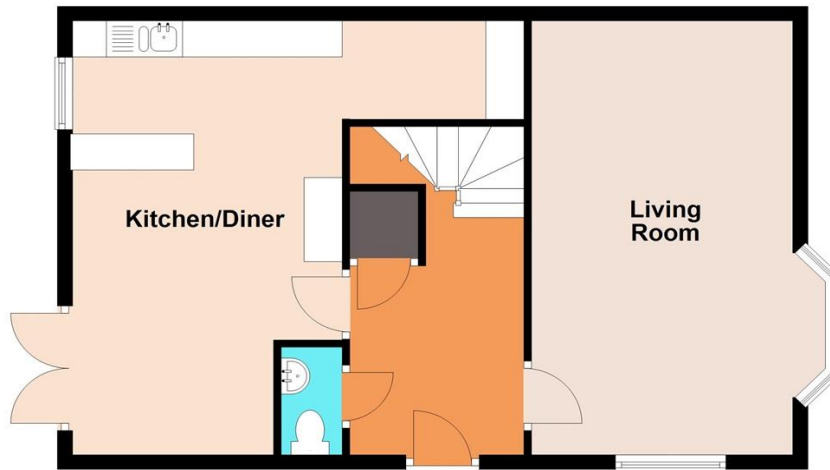
6' 2" x 6' 7" ( 1.88m x 2.01m )



## Floorplan

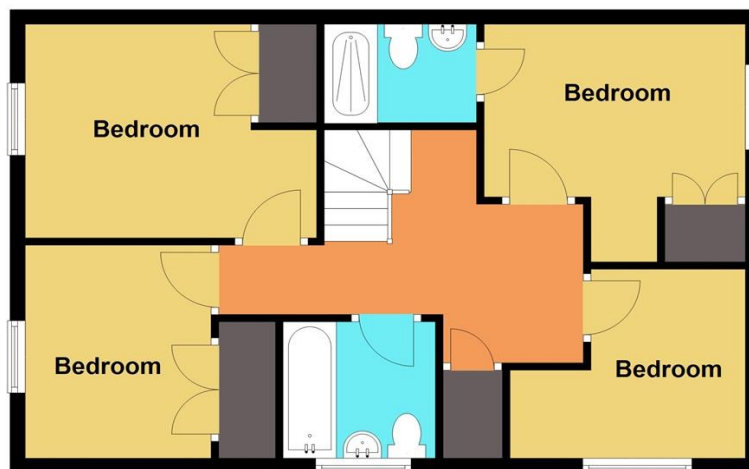
### Ground Floor

Approx. 57.1 sq. metres (615.0 sq. feet)



### First Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Total area: approx. 114.0 sq. metres (1226.7 sq. feet)

**15 Lon Ffion**

## 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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