



## Picton Walk

offers in excess of £450,000

- Beautiful Detached Home
- Five Spacious Bedrooms Across Three Floors
- Two En-Suite Bathrooms And Convenient Downstairs W/C
- Open Plan Kitchen With Breakfast Bar
- Enclosed Rear Garden
- Double Garage With Driveway
- Close Links To M4



 5  3  2

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## About the property

A stunning detached three-storey family home offering versatile living: spacious lounge, study, open-plan kitchen with garden access; master and second bedrooms with en suites, plus two flexible bedrooms. Complete with double garage, private driveway and easy M4 links to Cardiff and Bristol.



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## Accommodation

### Living Room

20' x 10' ( 6.10m x 3.05m )

### Study

11' 11" x 10' ( 3.63m x 3.05m )

### Kitchen

11' 11" x 16' 10" ( 3.63m x 5.13m )

### Bedroom 1

10' x 12' ( 3.05m x 3.66m )

### En-Suite 1

10' 8" x 6' ( 3.25m x 1.83m )

Max measurements

### Bedroom 2

9' 10" x 8' ( 3.00m x 2.44m )

Max Measurements

### En-Suite 2

5' x 5' ( 1.52m x 1.52m )

Max Measurements

### Bedroom 3

8' x 11' ( 2.44m x 3.35m )

### Bathroom

5' 11" x 7' ( 1.80m x 2.13m )

max Measurements

### Bedroom 4

18' x 13' ( 5.49m x 3.96m )

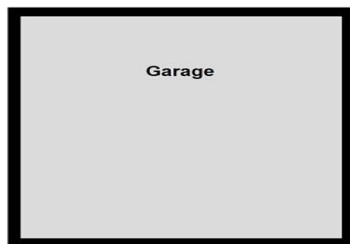
Max Measurements

### Bedroom 5

18' x 11' ( 5.49m x 3.35m )

## Floorplan

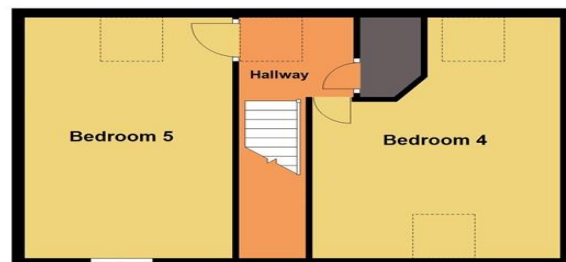
**Ground Floor**  
Approx. 82.7 sq. metres (889.9 sq. feet)



**First Floor**  
Approx. 50.3 sq. metres (541.4 sq. feet)



**Second Floor**  
Approx. 47.3 sq. metres (509.7 sq. feet)



Total area: approx. 180.3 sq. metres (1941.0 sq. feet)  
**6 Picton Walk**

## 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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