



# Rivendell Brecon Way

Edge End, Coleford, GL16 7EW

£399,950













Nestled in the tranquil surroundings of Brecon Way, Edge End, Coleford, this charming detached house offers a perfect blend of modern living and rural serenity. With two/ three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed into a spacious hallway with doors to the lounge, kitchen, two bedrooms and the shower room, downstairs is a third bedroom or office.

The property benefits from a gym/ storage room downstairs along with off road parking and a garage.

Situated in Edge End, Coleford, there are many forestry walks on your doorstep, along with local amenities in the nearby town to include shops, cafes, supermarkets, a doctors surgery, GP surgeries and a cinema.







# Entrance Porch:

4'10" x 11'8" (1.49m x 3.58m)

UPVC double glazed door, lighting.

## Entrance Hallway:

UPVC double glazed window, single panelled radiator, loft access, stairs to the downstairs, Drayton thermostat, power and lighting.

## Lounge:

17'4" x 13'7" (5.29m x 4.16m)

UPVC double glazed window, double panelled radiator, multi fuel burner, power and lighting.

# Kitchen:

8'2" x 11'8" (2.49m x 3.58m)

A range of base, wall and drawer units, single oven, four ring gas hob, extractor hood, stainless steel sink drainer unit, single panelled radiator, UPVC double glazed window, power and lighting.

# Bedroom One:

10'11" x 11'9" (3.33m x 3.60m)

UPVC double glazed window, single panelled radiator, power and lighting.

#### Bedroom Two:

12'0" x 10'7" (3.66m x 3.23m)

UPVC double glazed window, double panelled radiator, power and lighting.

# Shower Room:

6'1" x 5'5" (1.87m x 1.66m)

Corner shower, pedestal sink unit, W.C, single panelled radiator, UPVC double glazed window, lighting.

## Downstairs Bedroom:

12'1" x 11'3" (3.69m x 3.44m)

UPVC double glazed French doors, single panelled radiator, storage cupboard, power and lighting.

#### Gym/Storage Room:

14'8" x 11'4" (4.48m x 3.46m)

Single panelled radiator, plumbing for a washing machine, boiler, power and lighting.

#### Outside:

To the front is parking either side of the property, fenced front garden.

To the rear is mainly laid to lawn with patio area, outside tap.

#### Garage:

10'1" x 20'0" (3.08m x 6.12m)

Up and over door, power and lighting.













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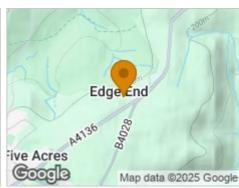
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# Road Map Hybrid Map Terrain Map







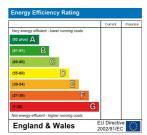
#### Floor Plan



# Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**



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