



 4
Bedrooms

 3
Bathrooms



- Extended Semi Detached House
- Open Plan Living
- Kitchen/Dining Room & Snug
- Lounge
- Additional Reception Room
- Downstairs Shower Room
- Four Bedrooms
- Ensuite & Family Bathroom
- Low Maintenance Rear Garden
- Parking on Driveway
- UPVC Double Glazing
- Gas Central Heating
- Beautifully Presented

Wilkinson SLM proudly presents an exquisite four bedroom semi detached house, thoughtfully extended and immaculately presented in the highly sought-after Newtown area. This family-orientated home boast a captivating open plan design, providing ample living space. Prospective buyers are encouraged to explore the charm and functionality of this residence. Upon arrival, the entrance reveals a welcoming and well-lit hallway, leading to the heart of the home – an impressive open plan living space. This area seamlessly combines a contemporary kitchen and dining room with a cozy snug, creating an inviting atmosphere for family gatherings and entertaining guests. The stunning kitchen features an array of base and wall units, complemented by a central island and built in appliances such as Neff induction hob, Neff slide and hide electric oven, Siemens micro combination oven, two Neff warming drawers and an integrated dishwasher. Noteworthy additions include two wine coolers, adding a touch a luxury. Two French doors open onto the low maintenance rear garden, while four Velux windows flood the space with natural light. Gas fireplaces strategically placed in the kitchen, dining area and snug contribute to the overall WOW factor. A door from the hallway leads to an additional reception room currently utilised as a salon by the current owner but versatile enough for various purposes. This room connects to a conveniently located downstairs shower room, equipped with space and plumbing for a washing machine and tumble dryer. Completing the ground floor is a spacious lounge featuring another gorgeous fireplace and a hidden storage cupboard in the hallway. The low maintenance rear garden, primarily paved with a section of artificial grass, offers a perfect blend of relaxation and convenience. Side gate access provides a link to the front of the house. Moving to the first floor, four bedrooms await, with bedroom one enjoying an ensuite and a built in double wardrobe. Bedroom two offers the advantage of built in triple wardrobes. Additionally, a modern family bathroom and a useful airing cupboard complete the first floor. This well presented home is enhanced by UPVC double glazing, gas central heating an doff road parking on the driveway. To truly appreciate the beauty within, interested parties are encouraged to schedule a viewing. Don't miss the opportunity to make this meticulously crafted house your dream home.

Kitchen/Dining Room 18' 1" x 27' 4" (5.51m x 8.33m) *maximum measurements*

Snug 5' 3" x 9' 7" (1.60m x 2.92m)

Lounge 14' 11" x 13' 11" (4.55m x 4.24m) *maximum measurements*

Reception Room 15' 5" x 7' 7" (4.70m x 2.31m)

Downstairs Shower Room 3' 4" x 7' 11" (1.02m x 2.41m)

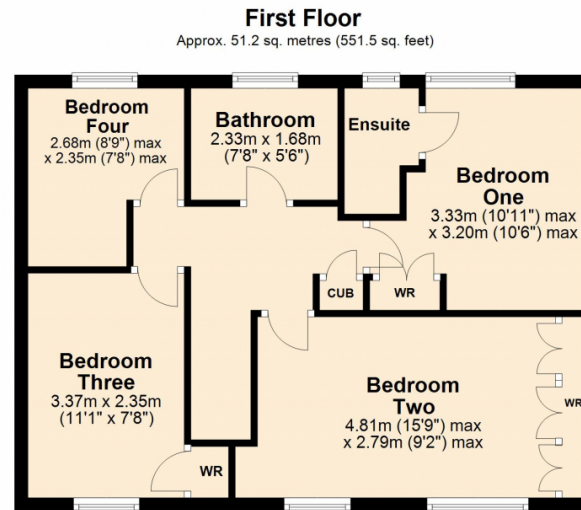
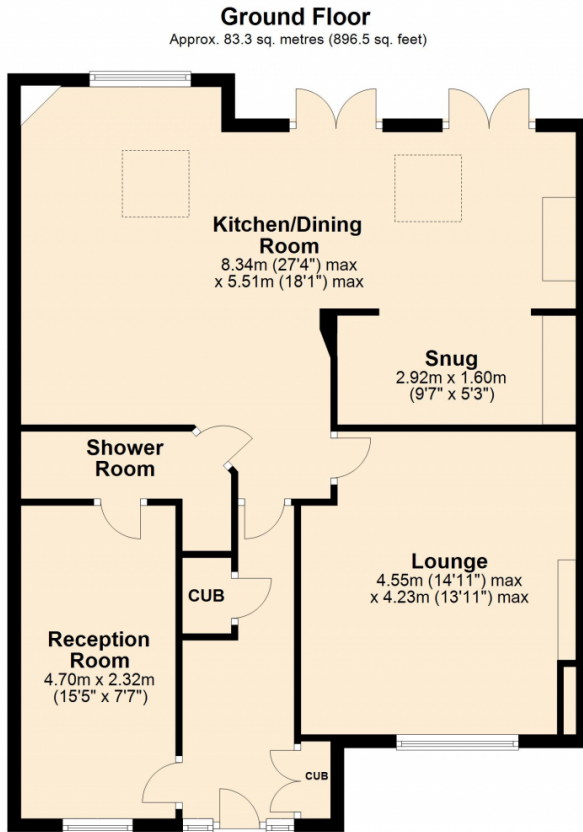
Bedroom One 10' 11" x 10' 6" (3.33m x 3.20m) *maximum measurements*

Bedroom Two 9' 2" x 15' 9" (2.79m x 4.80m) *maximum measurements*

Bedroom Three 11' 1" x 7' 8" (3.38m x 2.34m)

Bedroom Four 8' 9" x 7' 8" (2.67m x 2.34m) *maximum measurements*

Bathroom 5' 6" x 7' 8" (1.68m x 2.34m)



Total area: approx. 134.5 sq. metres (1448.0 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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