



## Coed Camlas, New Inn

**£355,000**

- Four Bedrooms, master en suite
- Large detached property in a quiet location within the Coed Camlas development
- Downstairs WC
- Garage with driveway
- Attractive front and rear gardens
- Offered with no onward chain
- Council Tax Band - E
- House to sell? Call us today to find out how we can



 4  2  2





## About the property

Offered with no onward chain, this large detached home occupies a lovely plot and has good sized rooms and will make a wonderful family home. The canal and railway station are also close by and the property further benefits from a downstairs WC and a garage.







## Accommodation

### Entrance Hall

Doors to the lounge and kitchen. Stairs to the first floor. Downstairs W.C. Understairs storage cupboard. Reclaimed cedar wood flooring.

### Downstairs W C

### Lounge

15' 10" x 10' 6" ( 4.83m x 3.20m )  
Carpeted flooring. Ceiling lights. Front facing window. Radiator. Fireplace. Double doors to the dining room.

### Dining Room

10' 5" x 8' 9" ( 3.17m x 2.67m )  
Reclaimed cedar wood flooring. Radiator. Ceiling lights. Sliding patio doors to the rear garden.

### Kitchen

10' 4" x 9' 1" ( 3.15m x 2.77m )  
Range of base and wall units. Space for white goods. Ceramic sink and drainer. Part tiled walls. Gas hob and electric oven. Tiled flooring. Ceiling lights. 'Worcester' combination boiler. Door to the rear garden.

### Landing

Doors to the first floor rooms. Stairs to bedroom four/attic room.

### Bedroom One

12' 9" x 9' 6" ( 3.89m x 2.90m )  
Carpeted flooring. Built in wardrobes and units. Ceiling lights. Radiator. En suite facilities.

### En Suite

Vinyl flooring. Tiled walls. Shower. Chrome vertical Radiator. W.C.

### Bedroom Two

11' 2" Max x 10' 1" ( 3.40m Max x 3.07m )  
Carpeted flooring. Ceiling lights. Radiator.

### Bedroom Three

10' 7" x 7' ( 3.23m x 2.13m )  
Carpeted flooring. Ceiling lights. Radiator.

### Family Bathroom

Vinyl flooring. Bath with a shower above. W.C Wash hand basin. Radiator.

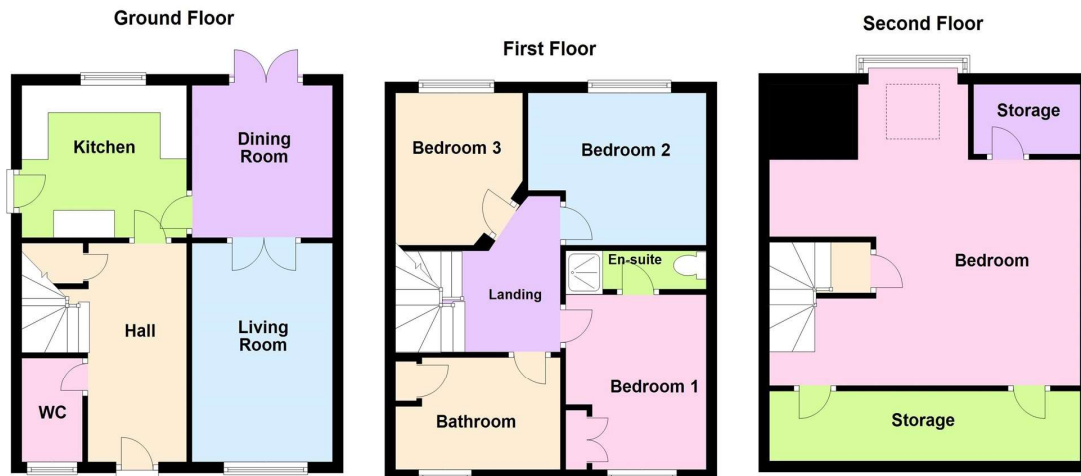
### Bedroom Four

15' 5" Max x 11' 3" Min ( 4.70m Max x 3.43m Min )  
Attic conversion. Roof window. Under eaves storage.

### Outside

Front:  
Path leading to the property flanked by lawned garden.  
Rear:  
Low maintenance lawned area. Patio seating area. Door to the garage. Side access. Garage with parking in front.

## Floorplan



this plan is for representation purposes only  
Plan produced using PlanUp.

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

