



## Byron Place, offers in excess of £165,000

- Council tax band B
- Beautiful garden
- Sought after location with easy access to the M4 motorway in both directions
- Three good sized bedrooms
- Walking distance to local primary School
- Need a mortgage? Call us today to find out how we can get you moving!
- EPC Rating: D



3 1 2



## About the property

This semi-detached house, in a sought-after location, offers two reception rooms, a well-equipped kitchen, three bedrooms, a lovely garden, and is conveniently situated near excellent public transport, reputable schools, and various local amenities, making it an ideal family home.





## Accommodation

### Entrance Hall

9' 1" x 5' 6" ( 2.77m x 1.68m )

### Lounge

9' 8" x 14' 1" ( 2.95m x 4.29m )

### Kitchen

8' 9" x 9' 8" ( 2.67m x 2.95m )

### Office

11' 1" x 8' 2" ( 3.38m x 2.49m )

### Store Room

4' 8" x 6' 9" ( 1.42m x 2.06m )

### Landing

### Bedroom One

12' 5" x 12' 8" ( 3.78m x 3.86m )

### Bedroom Two

8' 2" Min x 11' 1" Max ( 2.49m Min x 3.38m Max )

### Bedroom Three

9' 8" x 8' 2" ( 2.95m x 2.49m )

### Shower Room

5' 6" x 4' 9" ( 1.68m x 1.45m )

### Separate W.C

### Outside

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## Floorplan



Ground Floor



First Floor

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