



## Parc Brychan offers in excess of £350,000

- COUNCIL TAX F
- No onward chain
- Set in a popular residential cul-de-sac
- Garage and driveway
- Spacious rear garden
- master with en-suite
- EPC Rating: C



 4  2  1



## About the property

Presenting a charming detached house, currently listed for sale. This property is well-presented with the benefit of no onward chain. Nestled in a location with excellent public transport links, nearby schools, local amenities, and walking routes, this home is ideal for families and couples alike.

The property boasts an open-plan kitchen with a dedicated dining space and direct access to a well-maintained rear garden. The house also offers one reception room that presents an array of opportunities for use also boasts a study that is currently being used as a second reception room.

There are four bedrooms in total, with the master bedroom featuring an en-suite and built-in wardrobes. The second bedroom is a spacious double with built-in wardrobes, providing ample storage space.

The property benefits from a single bathroom that is well-maintained and ground floor W.C, catering to the needs of a busy household

As for the unique features, the house presents an open-plan living space, a garage for secure parking or



## Accommodation

### Hall

### Reception Room

15' 1" Plus bay x 11' 4" Max ( 4.60m Plus bay x 3.45m Max )

### Kitchen/Dining Room

11' 4" Max x 25' 1" Max ( 3.45m Max x 7.65m Max )

### W.C

### Office/Study

8' 6" Max x 7' 10" Max ( 2.59m Max x 2.39m Max )

### Landing

### Bedroom 1

9' 6" Plus door recess x 11' 4" Plus built in wardrobe ( 2.90m Plus door recess x 3.45m Plus built in wardrobe )

### En-Suite

### Bedroom 2

11' 2" Plus door recess x 10' 4" Plus built in wardrobe ( 3.40m Plus door recess x 3.15m Plus built in wardrobe )

### Bedroom 3

11' Max x 9' 6" Max ( 3.35m Max x 2.90m Max )

### Bedroom 4

8' 11" Max x 8' 9" Max ( 2.72m Max x 2.67m Max )

### Bathroom

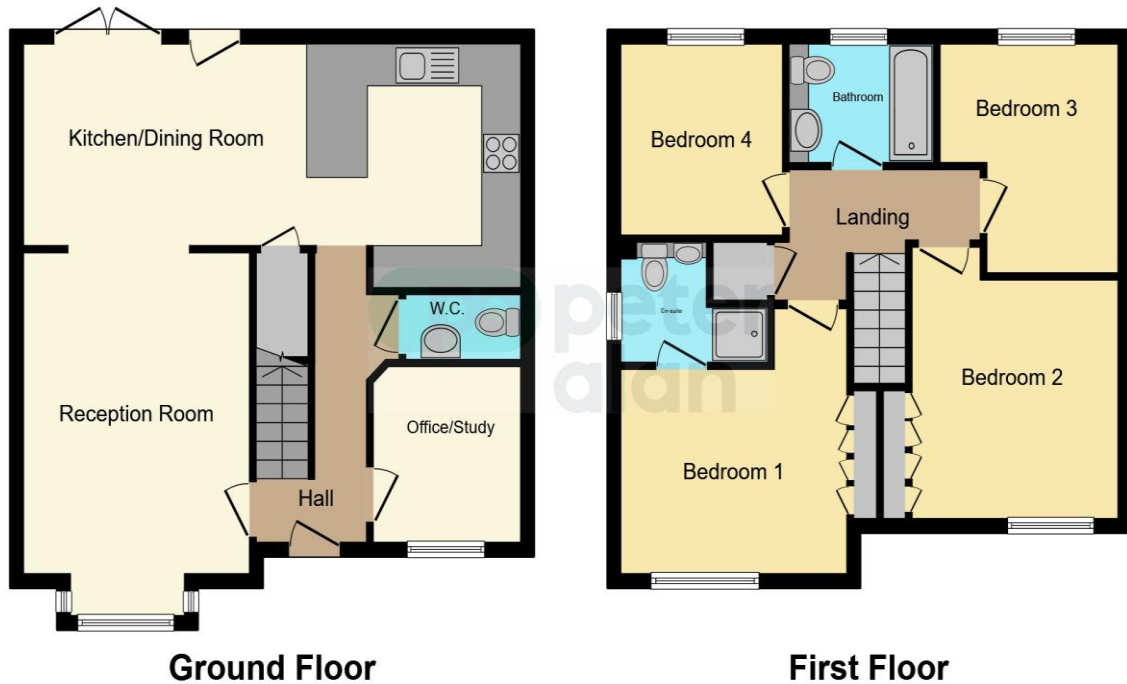
### Garage

18' 7" Max x 9' 3" Max ( 5.66m Max x 2.82m Max )

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## Floorplan



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