



## Salubrious Place, £460,000

- Council Tax Band F
- Sought-after village location
- Elevated garden with views
- Single garage and driveway
- Open plan layout
- Set over three floors
- EPC Rating: C



 5  3  1



## About the property

For sale is a beautifully presented, detached house situated in the sought-after village of Cefn Coed. The property boasts 5 or 6 bedrooms, depending on chosen layout and is set over three floors.

The ground floor comprises of an open-plan layout which includes a hallway, living/dining and kitchen which provides direct access to the garden and integrated garage with utility area.

The property's six bedrooms offer versatility to cater to any family's needs. The first bedroom benefits from an en-suite, while the second, third, fourth, and fifth are spacious double rooms. The sixth bedroom is currently being used as a dressing room but could be easily adapted to suit your requirements.

There are two bathrooms located in the property, one on the first floor and the other, a convenient shower room, on the second floor.

Furthermore, a unique feature of this property is the ground floor w.c, a single garage, and a driveway, offering off-street parking. The elevated garden is an ideal space for outdoor activities and provides



## Accommodation

### Hall

### Living/Dining/Kitchen

#### Living Area

18' 7" Plus Bay Window x 11' 2" Max ( 5.66m Plus Bay Window x 3.40m Max )

#### Dining Area

10' 9" Max x 11' 2" Max ( 3.28m Max x 3.40m Max )

#### Kitchen

13' 1" Max x 16' 4" Max ( 3.99m Max x 4.98m Max )

### W.C

### Landing

### Bathroom

### Bedroom 2

12' 8" Plus built in wardrobe x 11' 2" Max ( 3.86m Plus built in wardrobe x 3.40m Max )

### En-Suite

### Bedroom 3

9' 6" Max x 16' 5" Max ( 2.90m Max x 5.00m Max )

### Bedroom 4

11' 6" Max x 11' 2" Max ( 3.51m Max x 3.40m Max )

### Bedroom 5

10' 6" Max x 9' 6" Max ( 3.20m Max x 2.90m Max )

### Landing

### Bedroom 1

Irregular Shaped Room x ( x )  
Restricted head height.

### Dressing Room/Bedroom 6

Irregular Shaped Room x ( x )  
Restricted head height.

### Shower Room

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## Floorplan



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