



## Elm Crescent, offers over £250,000

- Parc Penllergaer
- Great M4 links
- Three Bedrooms
- Council Tax - Band D
- Freehold
- Sought After Location
- Garage
- EPC Rating: D



 3  2  1

## About the property

Welcome to your dream home - a 3-bedroom detached house that redefines modern comfort and living.

## Accommodation

### Cloakroom

UPVC window to front. W.C, hand basin, Laminate flooring.

### Lounge

15' 6" max x 10' 9" max ( 4.72m max x 3.28m max )

UPVC window to front. Fireplace. Laminate flooring.

### Kitchen

14' 7" x 8' 6" ( 4.45m x 2.59m )

UPVC window to rear, doors leading to garden. Matching wall and base units. Oven and hood. Space for appliances. Tiled flooring.

**Bedroom** 17' 4" max x 12' 4" max ( 5.28m max x 3.76m max )

UPVC window to front and rear. Carpet. En-suite.

### **En-Suite**

Walk in shower, W.C, hand basin. Tiled floor.

### **Bedroom 2**

14' 7" max x 8' 1" max ( 4.45m max x 2.46m max )

UPVC window to rear. Carpet.

### **Bedroom 3**

11' 6" max x 8' 1" ( 3.51m max x 2.46m )

UPVC window to front. Carpet.

### **Bathroom**

UPVC window to front. Bath with shower, W.C, hand basin. Tiled flooring.

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## Floorplan

### Important Information

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