



## Leiros Parc Drive offers over £350,000

- Detached Dormer Bungalow
- Off Road Parking
- Four Bedrooms
- Shower Room & Bathroom
- Wrap Around Garden
- EPC Rating: E



 4  2  2



## About the property

A well presented, light and airy, four bedroom detached dormer bungalow for sale situated within a popular, sought after location. Within close proximity to local schools, shops, public transport links and the A465. Ideal family home with flexible living accommodation, comprising of an entrance hall, lounge, dining room, third reception room/bedroom with an en suite shower room and kitchen to the ground floor. The first floor features a further three double bedrooms and a family bathroom. Externally the property benefits from off road parking and a wrap around garden, comprising of lawn and patio areas with mature shrubs. Internal viewings highly recommended.

## Accommodation

### Entrance Hall

Entrance via a wooden door to the side. Upvc bay windows to the front, vinyl flooring, stairs to the first floor and doors into lounge, living room/bedroom and kitchen.

### Lounge

15' 9" x 11' 9" ( 4.80m x 3.58m )

Fitted carpets, upvc windows to the front and side and a door into the dining room.

### Living Room/bedroom

11' 9" x 11' 4" max ( 3.58m x 3.45m max )

Fitted carpets, electric fireplace, upvc window to the rear and a upvc door and windows to the side. Door into the shower room.

### Shower Room

Fitted with a three piece suite comprising of an electric shower cubical, w.c and wash hand basin. Tiled flooring and



splashback and a upvc window with obscured glass to the side.

**Dining Room** - 11' 8" x 8' 3" ( 3.56m x 2.51m )

Fitted carpets and a upvc window to the side.

**Kitchen** -10' 2" max x 11' 9" max ( 3.10m max x 3.58m max )Fitted with a matching range of wall and base units with worktop space over, a sink with mixer tap and integrated cooker, hob, hood, dishwasher and fridge. Space for washing machine, build in storage cupboard. Tiled flooring and splashbacks. Upvc window to the rear and a upvc door with obscured glass to the rear. Door into dining room.

**Landing** -Fitted carpets to stairs and landing, build in storage housing water tank and doors to three bedrooms and bathroom.

**Bedroom One**

14' 2" max into wardrobe x 13' max ( 4.32m max into wardrobe x 3.96m max )

Fitted carpets and fitted wardrobes. Upvc window to the side and a fitted wash hand basin with worktop and storage.

**Bedroom Two** - 13' 8" max into wardrobes x 9' 9" max ( 4.17m max into wardrobes x 2.97m max )

Fitted carpets and fitted wardrobes. Upvc window to the side, storage in the eaves and access to the attic.

**Bedroom Three** -10' 4" max into wardrobe x 8' 8" ( 3.15m max into wardrobe x 2.64m )Fitted carpets, fitted wardrobe and a upvc window to the front.

**Bathroom**- Fitted with a three piece suite comprising of a bath with electric shower over and glass screen, wash hand basin and w.c. Fitted carpets and tiled walls with a upvc window with obscured glass to the rear.

**Front** - Double gates onto the driveway. Gate to front with mature shrubs, lawn and chipping stones. Wrap around garden with gate to the right and access to the left.

**Left Side Garden** - Lawn area with gate to the side with mature shrubs.

**Rear** -Path to side gardens with gate to the left.

**Right Side Garden** - Raised patio area with mature shrubs and a summer house with upvc windows and door. Gate to the side accessing the front garden.

## Floorplan



**Ground Floor**



**First Floor**

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