



Cecil Griffiths Close, offers over £390,000

- Well Presented Property
- Four/Five Bedrooms
- Open Plan Kitchen/Diner
- Enclosed Private Garden
- Perfect Family Home
- EPC Rating: B



 4  2  2



About the property

Presented to a show home standard is this immaculate home found in the popular location of Tonna. The property is beautifully presented throughout and benefits from off road parking, garage and a landscaped garden.

Accommodation

Entrance Hall

Laminate flooring, storage cupboard, access to all rooms

Cloakroom

Vinyl Flooring, WC, corner sink and Radiator,

Living Room

16' 5" x 11' (5.00m x 3.35m)

Carpeted, radiator, door to dining room, window to front

Kitchen/diner

10' 1" max x 26' 6" max (3.07m max x 8.08m max)

Laminate flooring, range of base and wall units, integrated oven with gas hb and overhead extractor fan. In built fridge/freezer and dishwasher, windows to rear, french doors to rear garden.



Utility Room

5' 9" x 5' 4" max (1.75m x 1.63m max)

Laminate flooring, space for a washing machine and dryer.
Wall mounted boiler.

Sitting Room/Fifth Bedroom

7' 4" x 7' 1" (2.24m x 2.16m)

Carpeted, radiator, window to front

Landing

Carpeted, radiator, airing cupboard, leading to:

Bedroom One

12' 7" max x 11' 7" max (3.84m max x 3.53m max)

Carpeted, radiator, windows to front, access to en-suite

En-Suite

Vinyl flooring, WC, sink, shower, radiator, extractor fan

Bedroom Two

14' 4" max x 11' 2" max (4.37m max x 3.40m max)

Carpeted, radiator, storage cupboard, window to front

Bedroom Three

9' 3" max x 11' 2" max (2.82m max x 3.40m max)

Carpeted, radiator, window to rear

Bedroom Four

9' 8" max x 10' 4" max (2.95m max x 3.15m max)

Carpeted, radiator, window to front

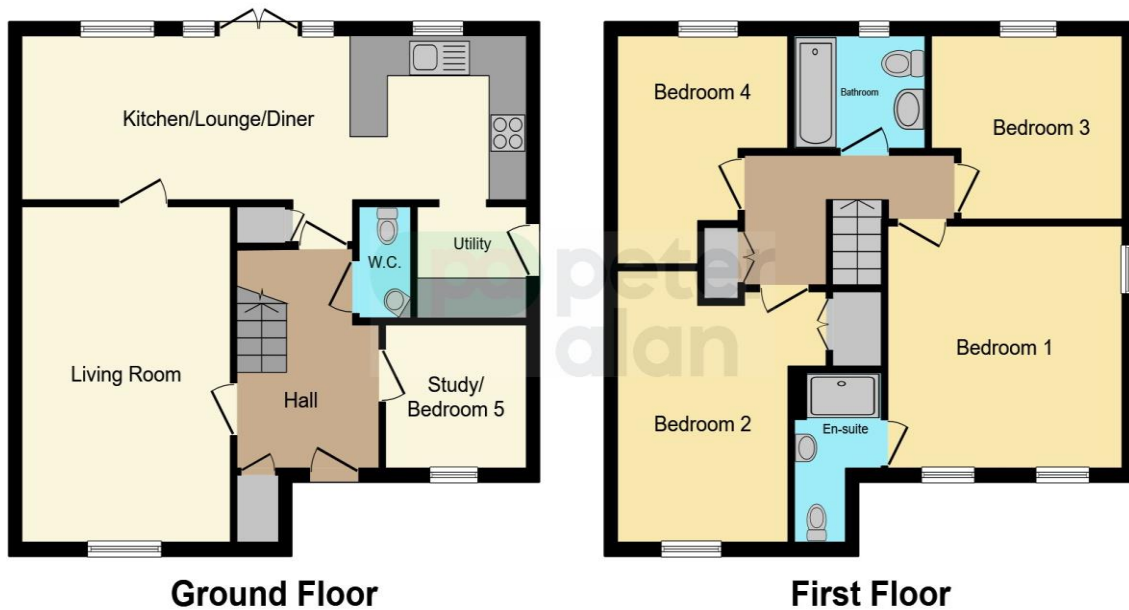
Bathroom

Vinyl flooring, bath with overhead shower, WC, sink, radiator,
frosted window to rear

External

Driveway and garage to side of the property with mature shrubbery to the front. The rear garden is laid with patio, decorative stone chippings, lawn and decking areas with side access and entry to the garage.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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