



## Cattybrook Terrace, offers over £120,000

- Three/Four Bedroom
- Two Reception Rooms
- Two Bathrooms & Extra WC
- Village Location
- No Chain!
- EPC Rating: D



 3  2  2





## About the property

Available with no chain is this spacious three/four bedroom home, located in the popular village of Cwmavon within close access to local amenities. The property benefits from living room with bay window to front, dining room, kitchen, cloakroom and bathroom to ground floor. To the first floor there are three bedrooms, with the master being split by a partition wall and sliding door, making the possibility for a fourth bedroom or playroom/dressing room. There is also a second family bathroom to the first floor.

Externally there is a small frontage with path to the front door, while the rear is low maintenance featuring a double garage with an inspection pit. Viewing is highly recommended to appreciate what is on offer.

## Accommodation

### Entrance Hall

Entry through upvc door to front, into tiled hallway, leading to carpet with stairs to first floor and access into dining room and living room

### Living Room

13' 4" Max into bay x 13' 6" ( 4.06m Max into bay x 4.11m )

Carpeted, bay window to front

### Dining Room

13' 2" Max x 11' 9" Max ( 4.01m Max x 3.58m Max )

Carpeted, window to rear, access into kitchen

### Kitchen

11' 8" x 9' 1" ( 3.56m x 2.77m )

Range of base and wall units with worktops, space for washing machine and fridge/freezer, under stairs cupboard/pantry, window to side



## Landing

Carpeted, storage cupboard and access to attic

## Downstairs Bathroom

Four piece suite bathroom with shower cubicle, bath, WC and hand wash basin, frosted window to rear

## Cloakroom

Separate WC with frosted window to rear

## Partician Wall In Master

## Bedroom One

9' 5" Max into alcove x 9' 7" ( 2.87m Max into alcove x 2.92m )

Carpeted, window to front

## Bedroom Two

9' 7" x 7' 4" ( 2.92m x 2.24m )

Carpeted, window to front with sliding door into the adjacent room

## Bedroom Three

11' Max into alcove x 10' 9" ( 3.35m Max into alcove x 3.28m )

Carpeted, window to rear

## Bedroom Four

9' 9" Max x 7' 5" Max ( 2.97m Max x 2.26m Max )

Carpeted, window to side, airing cupboard housing the wall mounted boiler

## Upstairs Bathroom

Hard wood flooring, Shower, WC, sink and frosted window to side

## Floorplan



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