



## Davies Andrews Road offers over £270,000

- Council Tax E
- FREEHOLD UPON COMPLETION
- Four Double Bedrooms
- Two Reception Rooms
- Attractive Views
- Drive and Garage
- EPC Rating: C



 4  2  1



## About the property

\*FREEHOLD UPON COMPLETION\*

A well presented four double bedroom detached family home on the market. Benefiting from attractive views, a driveway and garage, a front and rear garden, a ground floor w.c, first floor family bathroom and an en suite shower room. Situated within a quiet, sought after estate in Tonna. Conveniently located to local schools, shops and public transport links. Internally the property comprises of an entrance hall, w.c, two reception rooms and an open plan kitchen diner to the ground floor. The first floor features a family bathroom and four bedrooms, one of which benefits from an en'suite shower room. To the front of the property there is a tarmac drive, access into the garage, lawn and flower bed areas with side access. The rear garden is enclosed and consists of patio and lawn area. Internal viewings come highly recommended.

## Accommodation

### Entrance Hall

Entrance via a wooden door to the front. Laminate flooring, stairs to the first floor, understair storage cupboard and doors into the w.c, lounge and kitchen diner.

### W.C

W.c and wash hand basin with tiled flooring and splashbacks. Upvc window with obscured glass to the front.

### Lounge

17' 1" max x 11' 5" max ( 5.21m max x 3.48m max )

Upvc bay windows to the front, gas fireplace and fitted carpets.



## Kitchen/Diner

16' 4" max x 10' 3" max ( 4.98m max x 3.12m max )

Fitted with a matching range of wall and base units with worktop space over, a stainless steel sink with a mixer tap and integrated cooker, hob and hood. Space for a washing machine, dishwasher and fridge freezer. Tiled flooring and splashbacks. x2 Upvc windows to the rear, upvc door with obscured glass to the side and a door into the second reception room.

## Second Reception Room

11' 6" x 8' 8" ( 3.51m x 2.64m )

Laminate flooring and a upvc window to the rear.

## Landing

Fitted carpets, access to the attic, build in storage cupboard housing a gas combination boiler and doors into four bedrooms and bathroom.

## Bedroom One -12' max x 11' 7" ( 3.66m max x 3.53m )

Fitted carpets, build in wardrobes, upvc window to the rear and a door into the en suite.

**En Suite** - Fitted with a three piece suite comprising of a shower with a glass screen, w.c and wash hand basin. Heated towel rail, vinyl flooring and tiled walls. Upvc window with obscured glass to the rear

## Bedroom Two -12' 2" max x 11' 9" max ( 3.71m max x 3.58m max )

Laminate flooring and a upvc window to the front.

## Bedroom Three - 13' 5" x 8' 8" ( 4.09m x 2.64m )

Laminate flooring and a upvc window to the front. Restricted head height.

## Bedroom Four - 9' 2" max x 8' 6" max ( 2.79m max x 2.59m max )

Laminate flooring, build in wardrobe and a upvc window to the front.

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

## Front

## Floorplan



**Ground Floor**



**First Floor**

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