



Parc Penscynnor, £375,000

- Council Tax Band - E
- 4 Bedrooms with fitted/built in Wardrobes
- No Chain!
- En Suite
- Detached Home
- 3 Reception Rooms
- EPC Rating: C



 4  1  3



About the property

Available with No On Going Chain! This 4 Bedroom detached home is located in the sought after area of Cilfrew. The property comprises of 3 reception rooms including a lounge diner and conservatory as well as a kitchen and cloakroom to the ground floor.

The first floor features bathroom and store cupboard, 4 generous bedrooms all with built in or fitted wardrobes, bedroom 1 has an en suite shower room.

Outside features a lawn south facing and patio space with integrated garage and drive way for 2 cars. The property benefits from attractive views and is conveniently located to local schools, shops and public transport links and just a short drive to the M4 corridor.





Accommodation

Entrance Porch

Access via upvc door to front, fitted carpets, door to lounge and access to stairs.

Lounge 14' 1" x 10' 8" (4.29m x 3.25m)

Bayfronted upvc window to front, fitted with carpets, marble gas fire place with wood mantel piece and opening to dining room.

Dining Room 9' x 8' 7" (2.74m x 2.62m)

Fitted Carpets, upvc bifolding doors to conservatory to rear and door to kitchen.

Kitchen 15' max x 11' 3" max (4.57m max x 3.43m max)

Fitted with a matching range of wall and base units, work top space over and 1.5 sinks with mixer tap. Integrated cooker and gas hob with cooker hood. Space for fridge freezer, dishwasher, washing machine. Tiled flooring and splashback, access to cloakroom, store cupboard and reception room 3. upvc window to rear.

Cloakroom

Tiled flooring with Wc, wash hand basin and upvc window with obscured glass to side.

Reception Room 3 14' 9" x 11' 3" (4.50m x 3.43m)

Fitted carpets, upvc bifolding doors and windows to rear patio section of garden, gas fireplace with marble base.

Conservatory 12' 4" x 8' 2" (3.76m x 2.49m)

Tiled flooring with upvc windows to sides and rear, upvc bifolding doors to side access to lawn area of rear garden, fitted electric heater.

Landing

Fitted carpets, with doors to 4 bedrooms, bathroom and store cupboard.

Bedroom 1 19' 6" x 8' 7" Min to wardrobe (5.94m x 2.62m Min to wardrobe)

Upvc window to front, fitted wardrobes and carpet, access to en suite.

En Suite

Fitted carpets, walk in glass shower, W.C and wash hand basin upvc window with obscured glass to side,

Bedroom 2 14' 3" min to wardrobe x 9' 1" max (4.34m min to wardrobe x 2.77m max)

fitted carpets, built in wardrobe and upvc window to rear.

Bedroom 3 11' 6" Min to Wardrobe x 11' 1" Min to Wardrobe (3.51m Min to Wardrobe x 3.38m Min to Wardrobe)

Fitted carpets and 2 fitted wardrobes, upvc window to front.

Bedroom 4 9' 7" x 7' 7" Max (2.92m x 2.31m Max)

Fitted carpets, upvc window to rear, built in wardrobe.

Bathroom

Fitted Carpets, half tiled walls, Bath with mixer tap and shower, wash hand basin, W.c and upvc window with obscured glass to rear.

Garage

Access via Garage door to front from driveway, wall mounted gas boiler fitted.

Front

Driveway for 2 vehicles, Lawn to side and side access to rear

Floorplan



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