



Parc Penscynnor offers over £350,000

- No On-going Chain!
- 4 Bedrooms with fitted/built in Wardrobes
- Extended Family Home
- En Suite Shower Room
- Council Tax Band - E
- 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 garden

Rear -Garden split by gated fence into lawn and patio with access via side gates, reception room 3 and conservatory.

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.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let