



## Wavell Drive, £240,000

- Three Bed Semi Detached
- Off Road Parking & Garage
- Lounge/Diner
- Fitted Kitchen
- Breakfast Room
- Sought After Location
- EPC Rating: Awaited



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  1
  2





## About the property

A well-presented three-bedroom semi-detached home offering off road parking and a garage, ideally suited to family living and situated in the highly sought-after area of Malpas. The property benefits from excellent transport links to the M4 motorway, providing convenient access to Cardiff and Bristol.

The accommodation briefly comprises a spacious lounge/dining room, a fitted kitchen with integrated appliances, a breakfast room and a family bathroom on the ground floor. To the first floor are two generously sized double bedrooms and a further single bedroom.

Externally, the enclosed rear garden is mainly laid to lawn and provides access to the garage, with further access to the front of the property. The front garden offers off-road parking and is attractively laid to shale for low maintenance.

## Accommodation

### Hallway

**Living/Dining Room** 22' x 10' 2" max ( 6.71m x 3.10m max )

**Sitting Room** 12' 10" max x 6' 7" ( 3.91m max x 2.01m )

**Kitchen** 8' 2" x 6' 9" ( 2.49m x 2.06m )

### Bathroom

### Landing

**Bedroom 1** 10' 10" Max x 9' 10" ( 3.30m Max x 3.00m )

**Bedroom 2** 8' 6" max x 7' 10" ( 2.59m max x 2.39m )

**Bedroom 3** 8' 2" x 2' 2" ( 2.49m x 0.66m )

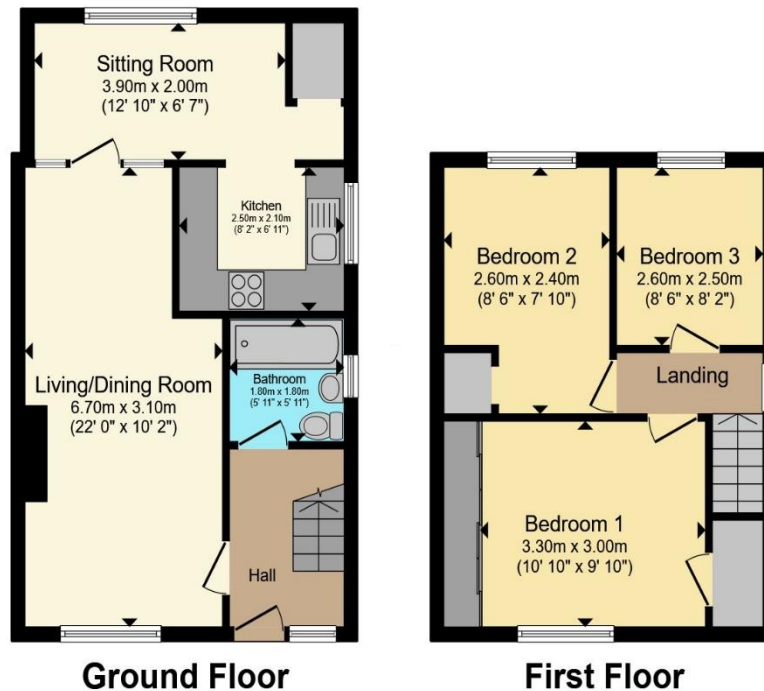
### Garden

### Garage





## Floorplan



Total floor area 77.2 m<sup>2</sup> (831 sq.ft.) approx

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