



## Earlsford Ty'r Winch guide price £385,000

- Popular Location
- Three Bedroom Semi Detached
- Two Reception Rooms
- Sun Room
- Large Garden
- Garage and Driveway
- Close To Amenities
- High Recommended
- EPC Rating: D



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## About the property

\*\*\*GUIDE PRICE OF £385,000- £395,000\*\*\*

Located in popular Ty'r Winch Road, Old St Mellons and with plenty of potential this three bedroom semi detached house would make a perfect family home. With some TLC this property that offers excellent living space and benefits.

## Accommodation

### Entrance

Enter via the double glazed frosted door to front into the hallway with stairs to first floor. Under stairs storage cupboard. Carpet. Radiator. Access to kitchen, lounge and dining room.

### Lounge

13' 6" x 12' 8" ( 4.11m x 3.86m )

Double glazed window to front. Radiator. Parquet flooring.

### Dining Room



12' 7" x 11' 7" ( 3.84m x 3.53m )

Double glazed patio doors to rear. Carpet. Radiator.

## Kitchen

18' 1" x 7' 7" ( 5.51m x 2.31m )

Double glazed window to rear. Double doors to sunroom. Wall and base units. Stainless steel sink unit. Plumbed for a washing machine and space for kitchen table and chairs and a fridge freezer. Tiled floor.

## Sun Room

13' 9" x 14' ( 4.19m x 4.27m )

Double glazed window and door to side. Door to garage. Door to cloakroom.

## Cloakroom

Double glazed frosted window to rear. Low level WC. Wash hand basin.

## Garage

Access to the garage via the sunroom which has an up and over door.

## Bedroom One

## Floorplan



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