



## Rhodfa Leonard, £250,000

- Council Tax Band - C
- Immaculate Throughout
- Show Home Condition
- Two Double Bedrooms
- Modern Decor
- Kitchen/Diner
- Private Low Maintenance Garden
- Great Location
- EPC Rating: B



 2  2  1





## About the property

\*\*\*SHOW HOME CONDITION\*\*\* Take a look at this immaculate and extremely well presented two double bedroom semi detached house located in St Ederyns Village. Benefiting from having a modern fitted kitchen, lounge, downstairs WC, low maintenance garden and driveway parking. This stunning property offers attention to detail and is ready to move straight in to. The village of St Ederyns offers a new school, pub/restaurant shop, open green spaces and a regular bus service. Also within easy reach of the M4. This property would make a perfect home for a first time buyer and needs to be seen to be seen to appreciate all on offer here. Call us today to secure your viewing and to avoid disappointment.

## Accommodation

### Entrance Hall

### W.C

4' 9" x 3' 6" ( 1.45m x 1.07m )

### Lounge

15' 1" x 9' 5" ( 4.60m x 2.87m )

### Kitchen

12' 6" x 8' 6" ( 3.81m x 2.59m )

### Bedroom One

12' 8" x 8' 5" ( 3.86m x 2.57m )

### Bathroom

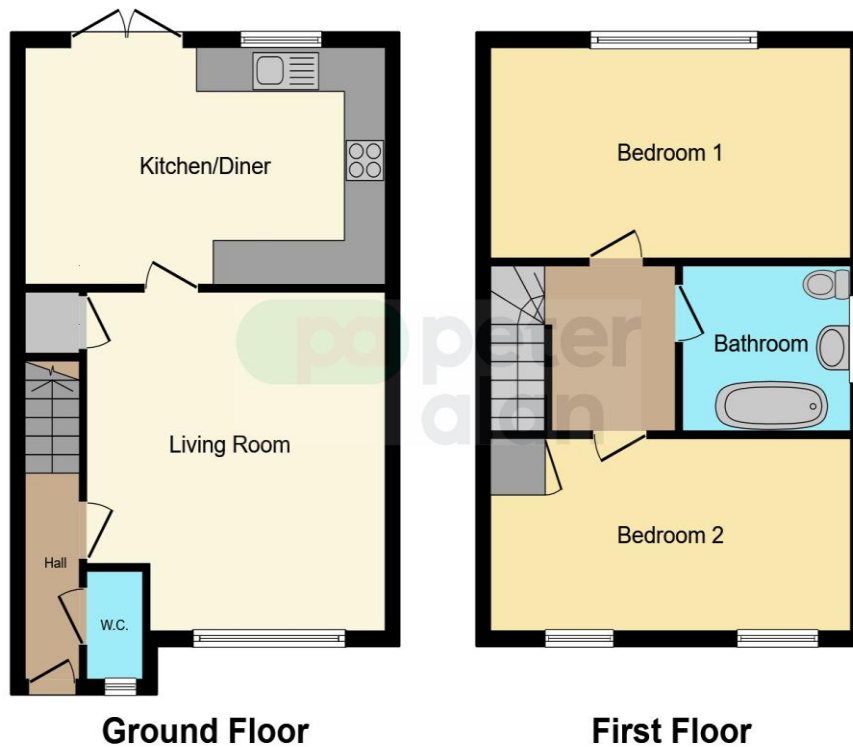
6' 3" x 5' 6" ( 1.91m x 1.68m )

### Bedroom Two

12' 8" x 8' 5" ( 3.86m x 2.57m )



## Floorplan



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