



## Cnap Llwyd Road, £375,000

- Tastefully Decorated Throughout
- Two Bedrooms To Ground Floor
- Two Sitting Rooms
- New Resin Driveway & Double Garage
- Council Tax Band - E
- EPC Rating: E



 4  1  2





## About the property

Available for sale is this beautifully decorated detached dormer bungalow. Benefiting from a new resin driveway with space for multiple cars and access to the double garage. Offering flexible living, with two bedrooms downstairs, two sitting rooms and a further two bedrooms to the first floor.

## Accommodation

### Entrance Hallway

Entry through UPVC door, under stairs storage and further storage cupboard, Leading to:

### Living Room - 15' 1" x 12' ( 4.60m x 3.66m )

UPVC double glazed bay window to front, laminate flooring

### Sitting Room 11' 1" Max x 17' ( 3.38m Max x 5.18m )

UPVC sliding door to front leading to the courtyard garden, carpeted, storage

### Kitchen/Dining Room - 18' 1" Max x 12' 1" ( 5.51m Max x 3.68m )

Vinyl flooring, two UPVC double glazed windows to the front. Range of base and wall units with granite worktops and Separate Island. Stainless steel sink with mixer tap, integrated induction hob, raised oven and overhead extractor fan. Space for fridge/freezer. Breakfast bar with seating area and space for dining table.

### Lean-To/Utility Space - 22' 7" x 6' 1" ( 6.88m x 1.85m )

Door to rear garden, UPVC windows to the side, tiled flooring, base units with worktops, sink with mixer tap and space for





washing machine and dryer. Door to separate toilet, door to cupboard with wall mounted combi boiler.

### Cloakroom

W/C

**Bedroom Three** - 12' 11" Max x 15' 1" ( 3.94m Max x 4.60m )

Currently used as the master bedroom. UPVC double glazed window to side and rear. Laminate flooring,

**Bedroom Four** - 12' 11" min x 10' 5" min to bay ( 3.94m min x 3.17m min to bay )

UPVC double glazed bay window to front, laminate flooring, built in wardrobes with hidden shower in one side,

### Bathroom

Tiled flooring, UPVC window to front, WC, wash hand basin, panelled Jacuzzi bath with hand shower attachment

### Landing

UPVC windows to front, door to cupboard

**Bedroom One** - 14' 11" Max x 11' 5" Max ( 4.55m Max x 3.48m Max )

UPVC window to side, carpeted, door to storage space and attic space, door to WC, built in fitted wardrobes

**Bedroom Two** - 11' 1" Max x 12' Max ( 3.38m Max x 3.66m Max )

UPVC window to side, carpeted, door to storage cupboard

### External

New resin multi-car driveway to the side with access to double garage. Front garden laid to lawn with path to front door. Rear garden is laid to lawn with door into garage and separate seating area with patio.

### Garage

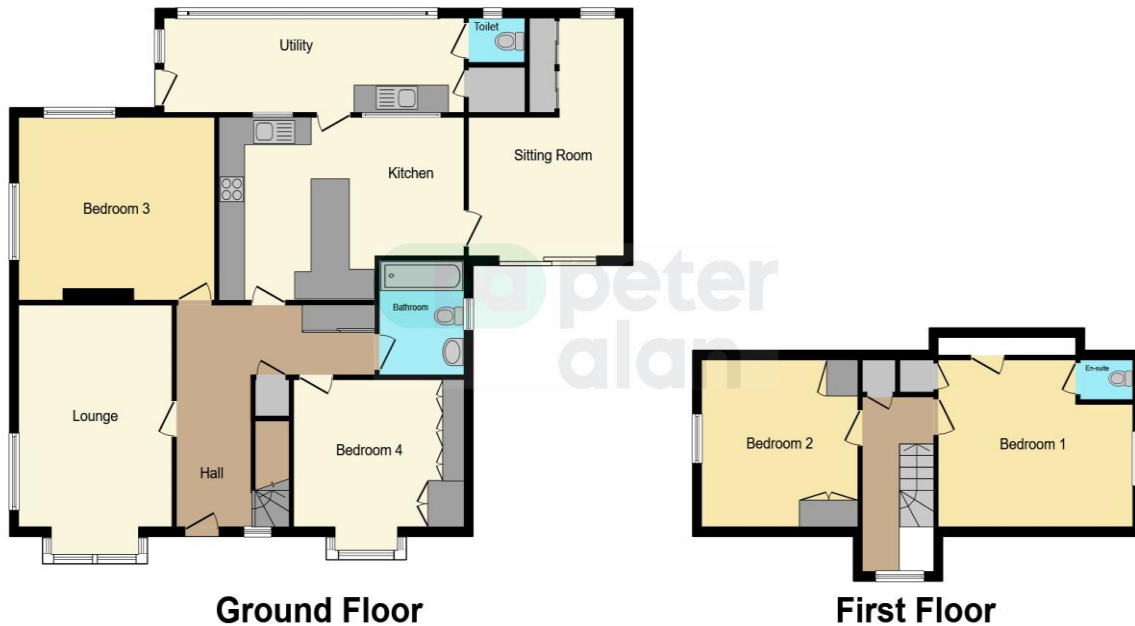
19' x 17' 7" ( 5.79m x 5.36m )

Up and over door to front, power and lighting.

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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