



## Clos Sant Teilo, £375,000

- Garage With Electricity
- Enclosed Private Garden
- Master Bedroom With En-Suite
- Ample Parking
- council tax band E
- EPC Rating: D



 4  2  2



## About the property

Available is this ideal family home for those seeking space, comfort, and convenience. Boasting a generous driveway with ample parking space for multiple cars, and a spacious garage with electricity. Situated close to schools, the M4, Morriston Hospital and the city centre.

## Accommodation

### Entrance Porch

Wood parquet flooring with access into the hallway

### Entrance Hall

Wood parquet flooring, stairs to first floor and access into both kitchen and living areas.

### Living Room

11' x 18' 1" ( 3.35m x 5.51m )

Carpeted, bay window to the front, double doors to the rear garden

### Kitchen

9' Max x 15' 1" Max ( 2.74m Max x 4.60m Max )

Tiled flooring, range of base and wall units with worktops, space for fridge/freezer, dishwasher, washing machine and oven. Stainless steel sink with mixer taps, understairs storage cupboard. Window to the rear and door into rear garden.



### Dining Room

8' 1" x 9' ( 2.46m x 2.74m )

Open plan from the kitchen, bay window to the front

### Cloakroom

WC and sink

### Landing

Leading to;

### Bedroom One

9' 1" x 11' ( 2.77m x 3.35m )

Carpeted, window to the rear, access into en-suite

### En-Suite

Tiled flooring, shower, sink and WC, frosted window to the rear

### Bedroom Two

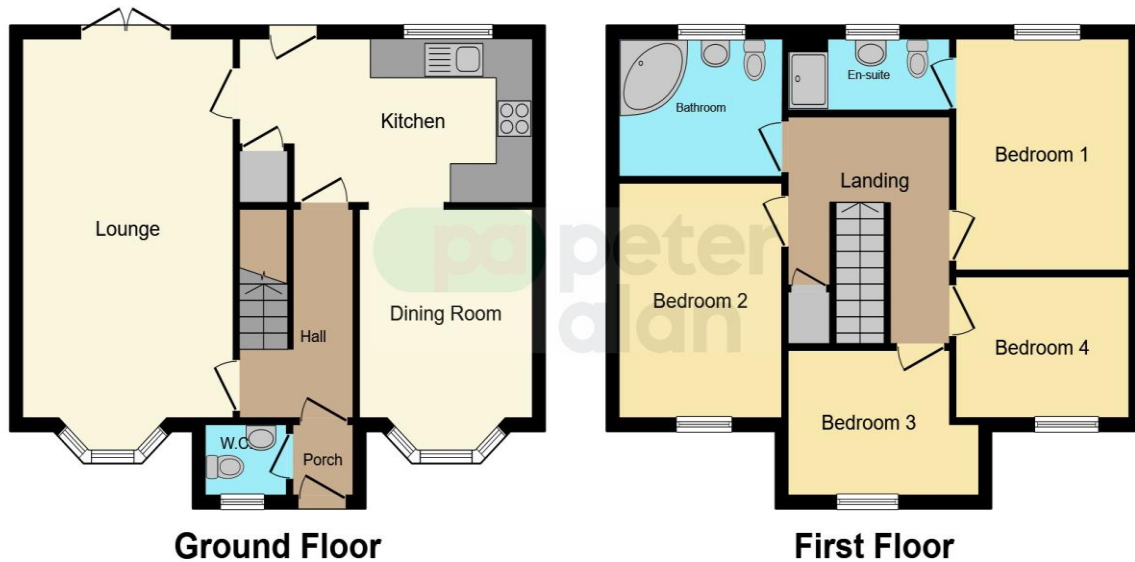
11' 1" x 8' 1" ( 3.38m x 2.46m )

Carpeted, fitted wardrobe & desk, window to the front

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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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