



## Clos Sant Teilo, offers over £350,000

- 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

### Bedroom Three

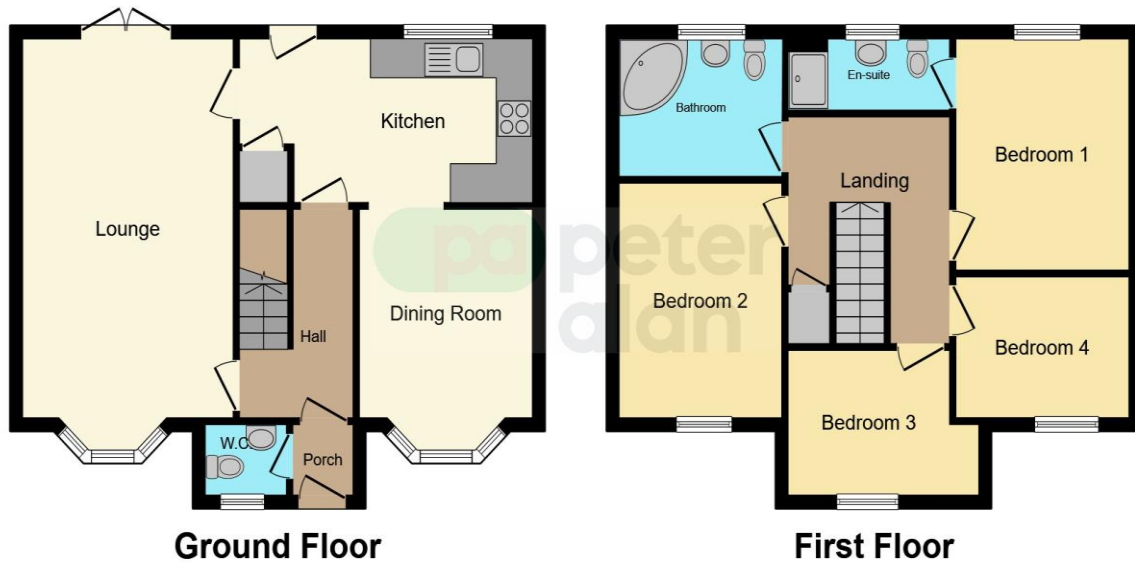
9' 1" x 7' ( 2.77m x 2.13m )

Carpeted, fitted up and over wardrobes, window to the front

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## Floorplan



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