

# Cwrt Coed Saeson, £450,000

- Beautifully Presented Throughout
- Four Generous Sized Bedrooms
- Multiple Reception Rooms
- Ideal Family Home
- Viewing Highly Recommended
- EPC Rating: Awaited





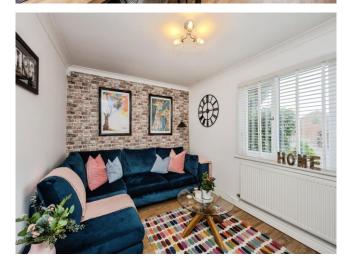




## **About the property**

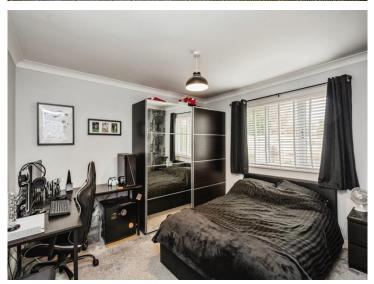
Available for sale is this beautifully presented family home situated in a popular residential area of Birchgrove. Benefiting from a stunning modern kitchen, which is open plan into an L shaped diner/living room. With off road parking, garage and generous sized bedrooms, this is the ideal home.















### **Accommodation**

**Entrance Hall** 

Sitting Room

12' 4" x 9' 4" ( 3.76m x 2.84m )

Kitchen/Diner

31' 4" x 12' 1" ( 9.55m x 3.68m )

**Living Room** 

9' 9" Min to bay x 9' 6" ( 2.97m Min to bay x 2.90m )

**Utility Room** 

12' 4" x 6' 1" Max ( 3.76m x 1.85m Max )

Cloakroom

Landing

**Bedroom One** 

9' 9" x 13' 6" ( 2.97m x 4.11m )

**En-Suite** 

**Bedroom Two** 

13' 6" x 12' 1" ( 4.11m x 3.68m )

#### **Bedroom Three**

12' 4" x 9' 4" ( 3.76m x 2.84m )

**Bedroom Four** 

9' 9" x 8' 7" ( 2.97m x 2.62m )

Bathroom

**External** 



### **Floorplan**



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