

# Swansea Road £375,000

- Double Fronted Detached Home
- Ideal For Families
- Double Garage to Rear
- Long Driveway
- Modern Throughout
- EPC Rating: D









## **About the property**

Available for sale is this beautifully presented family home situated in a popular village in Trebanos.

Benefiting from a double garage to the rear, multiple reception rooms and modern throughout.















## **Accommodation**

**Ground Floor** 

**Entrance Hall** 

**Reception Room** 

11' x 10' 1" ( 3.35m x 3.07m )

Lounge

22' 8" max x 13' max ( 6.91m max x 3.96m max )

Kitchen

10' 9" x 12' 4" ( 3.28m x 3.76m )

Utility

8' x 6' 9" ( 2.44m x 2.06m )

Conservatory

12' 5" max x 14' max ( 3.78m max x 4.27m max )

W.C

**First Floor** 

Landing

**Bedroom One** 

10' 3" x 11' 5" max ( 3.12m x 3.48m max )

**Bedroom Two** 

10' 9" x 9' 3" (  $3.28m \times 2.82m$  )

**Bedroom Three** 

7' 7" x 14' 1" ( 2.31m x 4.29m )

**Bathroom** 

**Exterior** 

**Double Garage With Work Area** 

19' 4" x 10' 7" ( 5.89m x 3.23m )

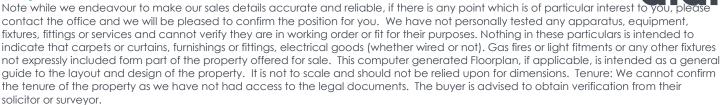


### **Floorplan**



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

#### **Important Information**



Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let



