



Heol Draenen Wen, guide price £390,000

- Council Tax Band - F
- Four bedroom detached property
- Off road parking to the front
- Modern throughout
- Conservatory
- Utility room and downstairs WC
- Close to local amenities including Culverhouse Cross retail park
- Good computer links including A4232.



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About the property

GUIDE PRICE £390,000-£400,000! Situated in the sought after location of Culverhouse Cross, a four bedroom extended detached family home benefiting from off road parking for multiple vehicles to the front and a good size private and enclosed rear garden.

Accommodation

Entrance Hall

Vinyl flooring, access to all downstairs rooms and staircase to first floor

Lounge

16' 5" x 10' 8" (5.00m x 3.25m)

Carpet flooring, fireplace with surround, wall mounted radiator and upvc double glazed window to front.

Reception Room

16' 5" x 7' 7" (5.00m x 2.31m)

Carpet flooring, upvc double glazed window to front.

Kitchen / Diner

21' 7" x 10' (6.58m x 3.05m)

Spacious open plan kitchen/diner with views across the garden. The kitchen benefits from a range of matching wall and base units with breakfast bar, stainless steel sink with drainer and integrated dishwasher. Space for further



appliances, tiled flooring throughout, radiator. Open plan into conservatory, door to utility room.

Utility Room

6' 1" x 4' 9" (1.85m x 1.45m)

Upvc door to side access, matching wall and base units with stainless steel sink and drainer. Tiled splashback. Door to wc.

Cloakroom

Low level wc, wash hand basin, partly tiled walls and upvc double glazed frosted window to side.

Conservatory

11' 4" x 11' (3.45m x 3.35m)

Tiled flooring, wall mounted radiator, upvc double glazed window all around and upvc double glazed patio doors leading to the rear garden.

Landing

Carpet flooring, loft access and access to all first floor rooms.

Master Bedroom

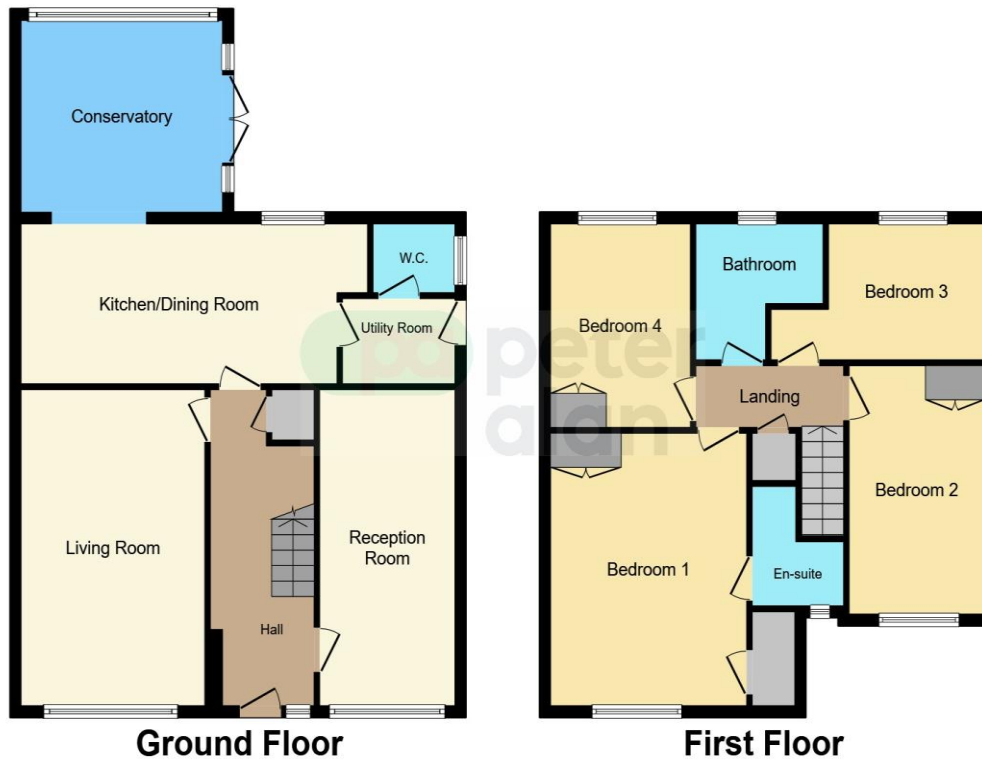
15' 7" x 11' 4" (4.75m x 3.45m)

Carpet flooring, radiator, built in wardrobes, upvc double glazed window to front and access to the en-suite.

Ensuite

A three piece suite comprises of a wall in shower cubicle, low level wc and wash hand basin. Tiled flooring, tiled walls and upvc double glazed window to front.

Floorplan



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