



Llanbedr Road, £325,000

- COUNCIL TAX BAND - E
- PRIVATE OFF ROAD PARKING TO THE FRONT
- TWO RECEPTION ROOMS
- EXTENDED TO THE REAR
- PRIVATE AND ENCLOSED LARGE REAR GARDEN
- CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS



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About the property

A spacious four bedroom semidetached family home in Llanbedr Road, Fairwater. Benefiting from entrance hall, spacious lounge, dining room, kitchen, four good size bedrooms, family bathroom, off road parking to the front and a private and enclosed rear garden.

Accommodation

Entrance Hall

Lounge

13' 2" x 11' 5" (4.01m x 3.48m)

Dining Room

12' 9" x 11' 1" (3.89m x 3.38m)

Kitchen

18' 9" x 17' 1" (5.71m x 5.21m)

Bedroom One

11' 9" x 11' 6" (3.58m x 3.51m)

Bedroom Two

11' 8" x 10' 4" (3.56m x 3.15m)

Bedroom Three



6' 5" x 5' 6" (1.96m x 1.68m)

Loft Room

17' 7" x 11' 1" (5.36m x 3.38m)

Bathroom

Floorplan



Total area: approx. 174.2 sq. metres (1875.4 sq. feet)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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