



## Llanbedr Road, guide price £310,000

- 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

GUIDE PRICE £310,00-£320,000! A spacious four bedroom semi detached home in Llanbedr Road, Fairwater. Benefiting from a spacious lounge and dining room, kitchen, four good size bedrooms and family bathroom. Additionally it boasts off road parking 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**

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## Floorplan



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

## Important Information

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