

# Mayflower Avenue, £400,000

- Extended Kitchen/Family Area with Bi-Folding Doors
- Loft Conversion with Ensuite Shower Room
- Low Maintenance Garden with Hot Tub to Remain
- Council Tax Band D
- Great Transport Links
- Fantastic Family Home









## **About the property**

A beautifully modern and extended four bedroom family home offering a kitchen/living space with bifolding doors, a loft conversion boasting a fourth bedroom and ensuite shower room plus front and rear gardens. Located in the highly sought after area of Llanishen - this is one not to be missed!















## **Accommodation**

**Entrance Porch** 

**Entrance Hallway** 

**Living Room** 

11'  $\times$  10' 8" ( 3.35m  $\times$  3.25m )

Kitchen/Living Space

18' 4" max x 17' 2" ( 5.59m max x 5.23m )

**Additional Reception Room** 

6' 3" x 17' 5" ( 1.91m x 5.31m )

Wc

Landing

**Bedroom One** 

11' x 10' 9" ( 3.35m x 3.28m )

**Bedroom Two** 

10' 5" x 8' 9" ( 3.17m x 2.67m )

**Bedroom Three** 

10' 2" x 6' 7" ( 3.10m x 2.01m )

**Shower Room** 

**Bedroom Four** 

**Ensuite** 

Garage

16' 9" x 8' 3" ( 5.11m x 2.51m )

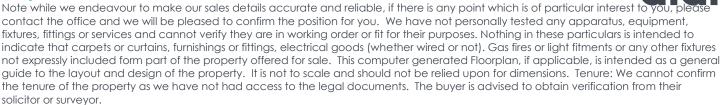


### **Floorplan**



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