



## Newborough Avenue, £285,000

- Three Good Size Bedrooms
- Close to Llanishen Village
- Good Size Private Rear Garden
- A Spacious Family Home
- 24ft Kitchen / Diner
- EPC Rating: C



3 2 1





## About the property

A deceptively spacious three bedroom family home situated within close proximity to shops, public transport and local primary and secondary schools. In excellent order throughout with a private good size rear garden and an open aspect to the front. Must be viewed to be fully appreciated.







## Accommodation

### Entrance Hall

### Lounge

12' 1" x 11' 7" ( 3.68m x 3.53m )

### Kitchen / Diner

24' x 10' ( 7.32m x 3.05m )

### Wet Room

8' 4" x 4' 2" ( 2.54m x 1.27m )

### Landing

### Bedroom One

12' 2" x 11' 6" ( 3.71m x 3.51m )

### Bedroom Two

14' 6" x 9' 4" ( 4.42m x 2.84m )

### Bedroom Three

12' 6" x 9' 2" ( 3.81m x 2.79m )

### Bathroom

9' 3" x 5' 7" ( 2.82m x 1.70m )

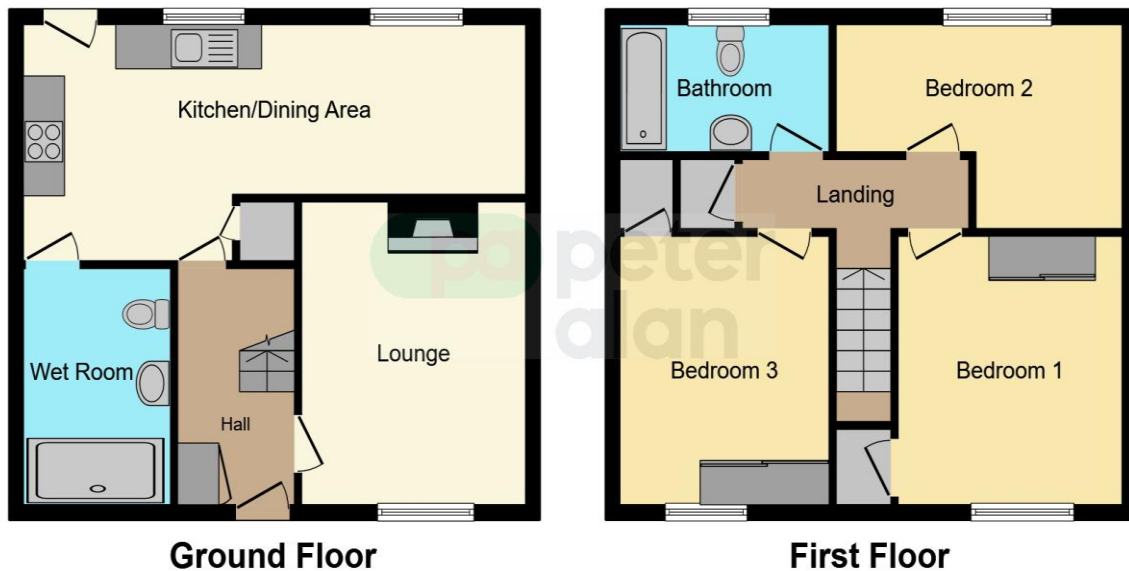
### Outside

### Front / Rear Garden

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## Floorplan



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