



## Clos Y Fran, £450,000

- Extended Three Bedroom Detached
- Large Conservatory
- Cloakroom WC and En-Suite
- Two Reception Rooms
- Cul-de-sac and Off Road Parking
- EPC Rating: D



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## About the property

A larger-than-average extended three-bedroom family detached home offering spacious and versatile accommodation with two reception rooms, downstairs cloakroom, utility room, 18ft kitchen/diner, 20ft garden room/conservatory and en-suite shower room to the main bedroom.

## Accommodation

### Porch

### Entrance Hall

### Cloakroom/Wc

### Reception One

13' 2" x 13' 3" ( 4.01m x 4.04m )

### Kitchen/Diner

18' 8" x 10' 9" ( 5.69m x 3.28m )

### Utility Room

### Reception Two/Office

18' 3" x 9' 8" ( 5.56m x 2.95m )





## Conservatory

20' 4" x 17' 4" ( 6.20m x 5.28m )

## Landing

## Main Bedroom

11' 8" x 11' 5" ( 3.56m x 3.48m )

## En-Suite Shower Room

## Bedroom Two

9' x 8' 4" ( 2.74m x 2.54m )

## Bedroom Three

9' x 8' 4" ( 2.74m x 2.54m )

## Bathroom

## Outside

## Front / Rear Gardens

## Off Road Parking

02920 618552

llanishen@peteralan.co.uk

## Floorplan



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