



## Pantbach Road, offers in excess of £450,000

- council tax band F
- Planning permission for a double storey extension 20/02091/DCH
- Triple glazing to front windows
- Off road parking for multiple vehicles
- Worcester Combi Boiler
- Bay Front
- Immaculate presentation
- Garage



 3
  1
  2





## About the property

Off road parking for multiple vehicles and private garden. Traditional Bay Fronted semi detached on the popular Pantbach Road, within close proximity to both Whitchurch and Rhwbina Village. The property has planning approved for a double storey extension.







# Accommodation

**Porch**

**Entrance Hall**

**Front Lounge**

13' 8" in to bay x 12' 7" max ( 4.17m in to bay x 3.84m max )

**Family Room**

19' 3" max x 12' 6" max ( 5.87m max x 3.81m max )

**Kitchen**

8' 10" max x 10' 2" max ( 2.69m max x 3.10m max )

**Cloakroom / Laundry**

**Bedroom One**

13' 7" max x 9' 4" max ( 4.14m max x 2.84m max )

**Bedroom Two**

12' 3" x 11' 6" ( 3.73m x 3.51m )

**Bedroom Three**

8' 4" x 7' 3" ( 2.54m x 2.21m )

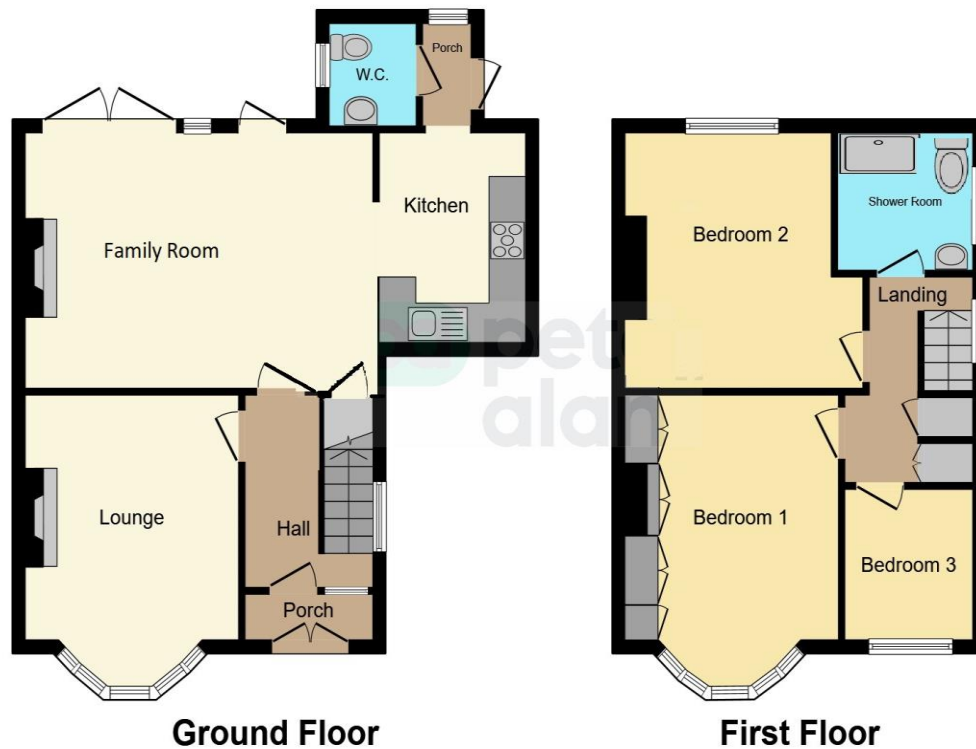
**Shower Room**

7' 4" x 6' 4" ( 2.24m x 1.93m )

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## Floorplan



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