



## Blodyn Y Gog, offers in excess of £320,000

- COUNCIL TAX BAND E
- 4 DOUBLE BEDROOMS - HIGH END FITTINGS THROUGHOUT
- LARGER THAN AVERAGE PLOT
- CONVERTED GARAGE
- PENCOEDTRE VILLAGE
- EPC Rating: E



 4  2  2



## About the property

PENCOEDTRE VILLAGE - Close to supermarkets, parks, popular school catchment, easy access to link roads leading to M4 corridor, public transport routes.

## Accommodation

### Porch

Enter via UPVC door.

### Living Room

15' 2" x 11' 2" ( 4.62m x 3.40m )

T.V. point, power points, radiator, wood effect laminate flooring, feature fire place, window to front aspect.

### Cloakroom

W.C., wash hand basin, splash back tiled areas, radiator.

### Kitchen/ Diner

19' 6" x 9' 2" ( 5.94m x 2.79m )

Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, inset gas hob, oven and cooker hood, space for utilities, power points, radiator, window to rear aspect, wood effect laminate flooring, doors leading to Conservatory;-



### Conservatory

12' 5" x 9' 3" ( 3.78m x 2.82m )

Tiled flooring, power points, windows to sides, doors leading to Rear Garden.

### Bedroom Two

14' plus wardrobes x 7' 7" ( 4.27m plus wardrobes x 2.31m )

Fitted wardrobes, fitted carpet, power points, radiator, window to front.

### Landing

Fitted carpet, power points, radiator, loft hatch, doors to Bedrooms.

### Bedroom One

11' 9" x 10' ( 3.58m x 3.05m )

Fitted wardrobes, fitted carpet, power points, radiator, window to front aspect.

### En Suite

W.C., wash hand basin, shower cubicle, splash back tiled areas, radiator, window to side aspect.

### Bedroom Three

9' 5" x 9' 3" ( 2.87m x 2.82m )

Fitted wardrobes, fitted carpet, power points, radiator, window to rear aspect.

### Bedroom Four

9' 4" x 7' 9" ( 2.84m x 2.36m )

Fitted carpet, power points, radiator, window to rear aspect.

### Bathroom

W.C., wash hand basin with inset storage, bath, splash back tiled areas, radiator, window to front.

### Outside

#### To The Front

Driveway for multiple vehicles, side access to rear.

#### To The Rear

Patio area, laid to lawn, outside tap, side access to front, enclosed with fencing. To the rear of the garden is a fixed hot tub along with a larger than average garden shed with electric lights and sockets.

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## Floorplan



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