



Benecrofte offers in excess of £390,000

- EXTENDED TO THE REAR AND SIDE - 4 BEDROOMS & HOME OFFICE/ 5TH BEDROOM
- 3 RECEPTION ROOMS - POTENTIAL TO CONVERT GARAGE *stpp*
- LARGER THAN AVERAGE SOUTH FACING GARDEN
- CLOSE TO BRACHES & COASTAL WALKS, TRAIN STATION, LINK ROADS,



 4  2  3



About the property

EXTENDED TO THE SIDE AND REAR - Coastal walks, parks such as Porthkerry Country Park, Rhoose Point and many more, public play areas, tennis courts, convenience stores, supermarkets, popular school catchment, easy access to link roads leading to the M4 corridor and on public transport routes.

Accommodation

Entrance Porch

composite door, radiator, laminate floor

Cloakroom

w.c, wash hand basin, tiled walls

Lounge

14' 11" x 14' 9" (4.55m x 4.50m)

tv point, power points, radiator, laminate floor, window to front

Extension - Living/ Dining

23' 6" x 9' 1" (7.16m x 2.77m)

extension, wood floor, power points, radiator, skylights to rear, doors to rear garden

Study

8' x 7' 11" (2.44m x 2.41m)

wood floor, power points, radiator, window to extension, door to garage



Kitchen/diner

14' 9" x 10' 2" (4.50m x 3.10m)

matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, inset 4 ring gas hob, oven and cooker hood, space for utilities, power points, door to Study and Extension Living/ dining Room.

Landing

carpet, power points, radiator, loft hatch

Bedroom 1

12' 2" x 8' 2" (3.71m x 2.49m)

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

Bedroom 2

9' 1" x 8' 2" (2.77m x 2.49m)

fitted cupboard, wood floor, power points, radiator, window to rear

Bedroom 3

10' 8" x 8' (3.25m x 2.44m)

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

Bedroom 4

9' 1" x 6' 4" (2.77m x 1.93m)

fitted cupboard, carpet, power points, radiator, window to front

Bathroom

w.c , wash hand basin, bath with over head shower, tiled walls, tiled floor, radiator, window to rear

Shower Room

w.c , wash hand basin, shower cubicle, tiled walls, radiator, window to side

Study / 5th Bedroom

8' 5" max x 8' (2.57m max x 2.44m)

wood floor, power points, radiator, window to rear

Front Garden

Driveway, pull up and over door to Garage.

Rear Garden

SOUTH FACING - Patio, outside tap, laid to lawn, flower beds, fence, gate to side access.

Garage

16' 7" x 8' 3" (5.05m x 2.51m)

Power points, lights, door to drive, door to reception

Floorplan



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