



## Cwrt Newton Pool, offers in excess of £270,000

- DOUBLE EXTENSION TO SIDE
- EN SUITE, FAMILY BATHROOM & CLOAKROOM
- LANDSCAPED REAR GARDEN & DRIVEWAY - CORNER PLOT
- Council Tax - Band C
- SHOW HOME CONDITION
- EPC Rating: C



 3  2  2



## About the property

DOUBLE EXTENSION TO SIDE - LANDSCAPED REAR GARDEN & DRIVEWAY - CORNER PLOT - Close to local amenities, coastal walks, parks such as Porthkerry Country Park, Rhoose Point and many more.

## Accommodation

### Cloakroom

W.C. and wash hand basin, radiator, tiled AREAS, window to front.

### Extended Living Room

20' 6" x 8' 6" ( 6.25m x 2.59m )

TV point, power points, radiator, window to front, doors to rear garden.

### Kitchen/ Diner/ Living Area



22' 9" x 11' 9" ( 6.93m x 3.58m )

Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, inset gas hob, oven and over head cooker hood, space for utilities, power points, radiator, wood effect flooring, plenty of space for Dining/ Living area, window to front, doors to Rear Garden, stairs to first floor, doors into Cloakroom and Extended Living Area;-

store room, spotlights.

### First Floor Landing

Fitted carpet, power points, loft hatch, doors leading into Bedrooms and Bathroom;-

### Bedroom One

17' x 8' 3" max ( 5.18m x 2.51m max )

\*Extended\* Fitted cupboard, fitted carpet, power points, radiator, windows to side and rear.

### Ensuite Shower Room

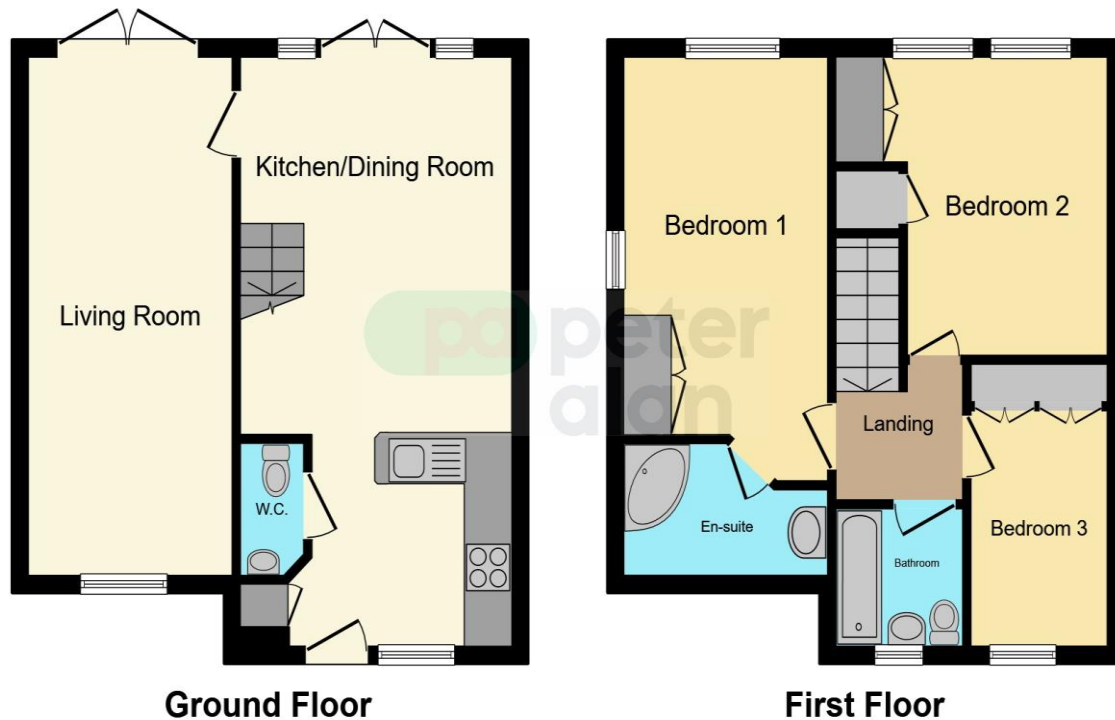
W.C., wash hand basin, shower, tiled areas, radiator, window to front.

### Bedroom Two

9' 2" x 6' 8" ( 2.79m x 2.03m )

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

## Floorplan



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