



## 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 - SHOW HOME CONDITION - LARGE 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.

**Bedroom Three**

11' 6" x 10' 10" ( 3.51m x 3.30m )

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

**Bathroom**

W.C., wash hand basin, bath with overhead shower, tiled areas, radiator, window to rear.

**Outside**

**To The Front**

\*Corner plot\* Driveway, side access to rear.

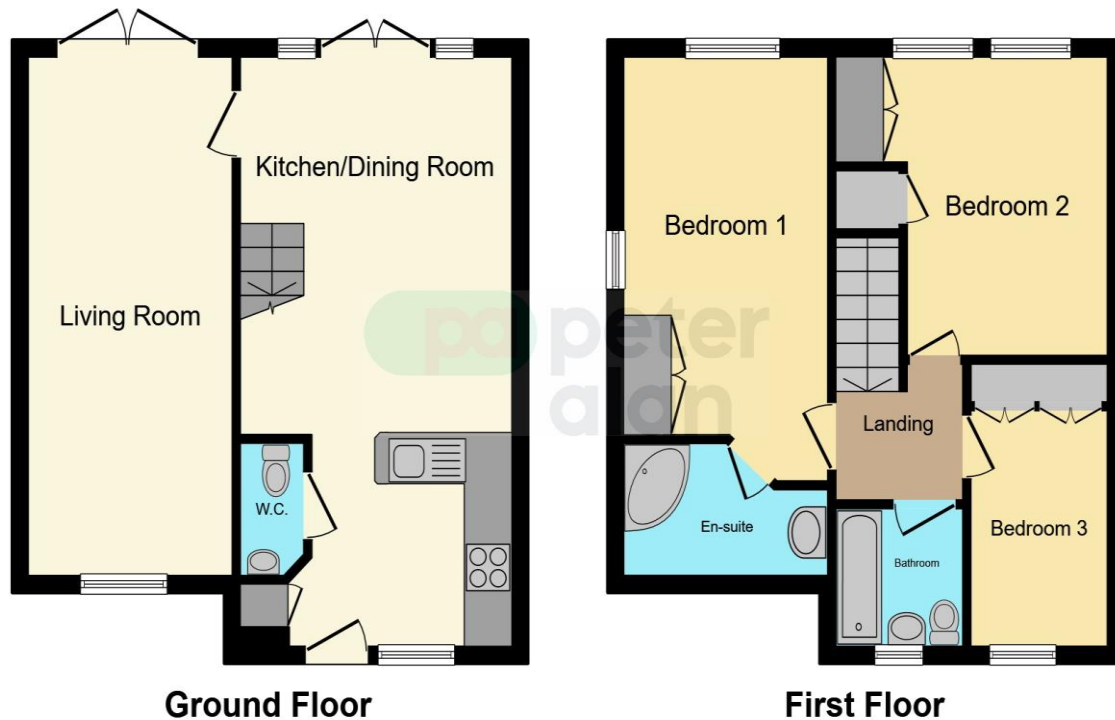
**To The Rear**

\*Corner Plot\* Patio area, laid artificial grass, decorative pebbled area, outside tap, side access to front.

01446 733224

barry@peteralan.co.uk

## Floorplan



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