



## Merioneth Place, £260,000

- 3 DOUBLE BEDROOMS, EN SUITE & FAMILY SHOWER ROOM
- 2 RECEPTION ROOMS
- MODERN FITTINGS THROUGHOUT
- council tax band D
- LARGE PLOT TO FRONT & REAR - DETACHED GARAGE
- EPC Rating: Awaited



 3  2  2



## About the property

3 DOUBLE BEDROOMS, EN SUITE & FAMILY SHOWER ROOM - Close to local amenities; link roads leading to M4 corridor, public transport routes, popular school catchment, shops, supermarkets, parks, beaches. \*Call 01446 733224\*

## Accommodation

### Hallway

Composite door, solid wood flooring, power points, radiator.

### Living Room

16' 6" x 11' 9" max ( 5.03m x 3.58m max )

T.V. point, power points, radiator, solid wood floor, patio doors to front garden aspect.

### Dining Room

13' 8" x 11' max ( 4.17m x 3.35m max )

Solid wood floor, power points, radiator, patio doors to rear garden, stairs to 1st floor.

### Kitchen

9' 10" x 8' 5" ( 3.00m x 2.57m )

matching wall and base units, complimentary work tops, inset sink, drain and mixer tap, gas hob, oven and cooker hood,



tiled areas, power points, integrated appliances, window to front.

**Bedroom 3** 9' 8" x 9' 6" ( 2.95m x 2.90m )

wood floor, power points, radiator, window to rear

**Shower Room** W.C., wash hand basin, shower cubicle, splash back panelled areas, radiator, window to side.

**Landing** Fitted carpet, window to rear

**Bedroom 1**

15' 10" max x 9' 6" max ( 4.83m max x 2.90m max )

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

**En-Suite** W.C., wash hand basin, shower, splash back panelled areas, radiator, extractor fan.

**Bedroom 2**

16' max x 7' 9" max ( 4.88m max x 2.36m max )

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

**To The Front**

Pathway leading to front entrance, laid to lawn, full side access to rear.

**Rear Garden**

Patio area, outside tap, access to rear, side access to front, access to GARAGE.

**Garage**

To the rear of garden.

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## Floorplan



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