

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









About the property

3 DOUBLE BEDROOMS, EN SUITE & FAMILY SHOWER ROOM - Close to local amenitieis; 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, raditaor, 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.

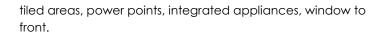
Kitchen

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,







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.



Floorplan



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