



## Ewenny Close, £325,000

- LARGER THAN AVERAGE PLOT
- 4 BEDROOMS
- SPACIOUS LIVING AREAS
- Council Tax Band D
- NO ONGOING CHAIN
- EPC Rating: C



 3  1  2



## About the property

LARGER THAN AVERAGE PLOT - MUST VIEW TO APPRECIATE SIZE OF PROPERTY AND LAND -  
Comprising of hallway, living room, kitchen/ diner, 4 bedrooms, potential en suite, shower room, larger than average plot overall, driveway to front.

## Accommodation

### Lounge

23' 1" max x 13' 5" max ( 7.04m max x 4.09m max )

Tv point, power points, radiator, carpet, window to front and rear

### Kitchen/Diner

16' 5" x 10' 5" ( 5.00m x 3.17m )

### Bedroom 1

16' 11" plus wardrobes x 7' 9" plus wardrobes ( 5.16m plus wardrobes x 2.36m plus wardrobes )

Fitted wardrobes, carpet, power points, radiator, window to front.

### Wet Room

window to rear



### **Bedroom 2**

11' 2" max x 9' 11" ( 3.40m max x 3.02m )

carpet, power points, radiator, window to front

### **Bedroom 3**

10' 4" x 9' 5" ( 3.15m x 2.87m )

Power points, radiator, window to front

### **Bedroom 4**

9' 11" x 8' 6" max ( 3.02m x 2.59m max )

Power points, radiator, window to front

### **Bathroom**

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

### **Rear Garden**

patio, laid to lawn, shrubs, trees, outside tap

### **To The Front**

Driveway for multiple vehicles.

### **To The Rear**

Larger than average plot. Potential to develop. Patio, laid to lawn, shrubs, trees, outside tap .

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## Floorplan

## Important Information

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