



Heol Leubren, £375,000

- DOUBLE EXTENSION TO SIDE - CONSERVATORY TO REAR
- 5 BEDROOMS, 4 RECEPTION ROOMS
- QUIET CUL-DE-SAC
- Council Tax Band - E
- CLOSE TO PARKS, BEACHES, SHOPS, SUPERMARKETS
- EPC Rating: Awaited



 4  2  4



About the property

DOUBLE EXTENSION TO SIDE - CONSERVATORY TO REAR. PENCOEDTRE VILLAGE - Close to local amenities; popular school catchment, easy access to link roads leading to M4 corridor, public transport routes, parks, shops, supermarkets. *Call 01446 733224*

Accommodation

Hallway

Cloakroom

Reception Room

22' 3" MAX x 12' (6.78m MAX x 3.66m)

Kitchen/ Diner/ Living Room

27' 11" x 12' 6" MAX (8.51m x 3.81m MAX)

Conservatory

9' 8" x 7' 2" (2.95m x 2.18m)

Bedroom One

16' 3" x 12' 2" (4.95m x 3.71m)



En Suite

10' 8" x 7' 2" (3.25m x 2.18m)

Bedroom Two

14' 11" x 10' 1" MAX (4.55m x 3.07m MAX)

Bedroom Four

12' 5" MAX x 10' 10" (3.78m MAX x 3.30m)

Bedroom Five

9' 3" MAX x 7' 10" (2.82m MAX x 2.39m)

Bedroom Three

14' 1" max x 11' 3" plus storage in eaves (4.29m max x 3.43m plus storage in eaves)

Outside

Front

Larger than average paved driveway for approx. 4 cars. Right of use to 1st parking space outside of driveway.

Rear

Spacious corner plot. Patio area, complimentary flower beds, outside tap, enclosed with fencing.

01446 733224

barry@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let