



## Heol Leubren

£365,000

- DOUBLE EXTENSION TO SIDE - CONSERVATORY TO REAR
- 5 BEDROOMS, 4 RECEPTION ROOMS
- QUIET CUL-DE-SAC
- OFF ROAD PARKING FOR MULTIPLE VEHICLES - Council Tax Band - E
- CLOSE TO PARKS, BEACHES, SHOPS, SUPERMARKETS
- EPC Rating: C



 5  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

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.

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## 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](http://www.focalagent.com)

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