



## Heol Fioled, £400,000

- FAR STRETCHING IDYLIC SEA VIEWS TO FRONT
- 3 DOUBLE BEDROOMS - ENSUITE & FAMILY BATHROOM
- MODERN FITTINGS THROUGHOUT
- Council Tax Band - E
- CLOSE TO BEACHES, PARKS, SUPERMARKETS, POPULAR SCHOOL CATCHMENT, EASY ACCESS TO LINK







## About the property

FAR STRETCHING IDYLIC SEA VIEWS TO FRONT -  
Close to local amenities; shops, parks,  
supermarkets, popular school catchment, easy  
access to link roads leading to M4 corridor, public  
transport routes.

## Accommodation

### Entrance Hall

Enter via UPVC glazed door, fitted cupboard, power points,  
radiator, stairs to first floor. \*Potential to extend and convert  
the Garage\*

### Storage Cupboard

6' x 3' 10" ( 1.83m x 1.17m )

Fitted carpet, power points.

### Bedroom One

13' 1" x 12' 5" ( 3.99m x 3.78m )

Larger than average double bedroom. Fitted carpet, power  
points, radiator, window to front \*SEA VIEWS\* Opening to  
dressing area;-

### En Suite

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





**Living Room** 19' 7" x 12' 4" ( 5.97m x 3.76m )

T.V. point, power points, radiator, fitted carpet, widow to front aspect with FAR STRETCHING VIEWS OVER THE CHANNEL. Open plan to Dining Room;-

**Dining Room** 11' 11" x 9' 3" ( 3.63m x 2.82m )

Fitted carpet, power points, radiator, doors leading to Rear Garden. \*Potential to open the Dining Room to Kitchen\*

**Kitchen** 15' 4" x 10' ( 4.67m x 3.05m )

Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, inset gas hob, oven and over head cooker hood, space for utilities, power points, door leading to Rear Garden.

**Bedroom Two** 11' 2" x 10' 4" ( 3.40m x 3.15m )

\*Double bedroom\* Fitted carpet, power points, radiator, window to front aspect. \*SEA VIEWS\*

**Bedroom Three** 11' 6" x 10' 6" ( 3.51m x 3.20m )

\*Double bedroom\* Fitted carpet, power points, radiator, window to rear aspect. \*GARDEN VIEWS\*

**Bathroom** W.C., wash hand basin, bath with shower attachment, splash back tiled areas, radiator, fitted cupboard, window to side aspect.

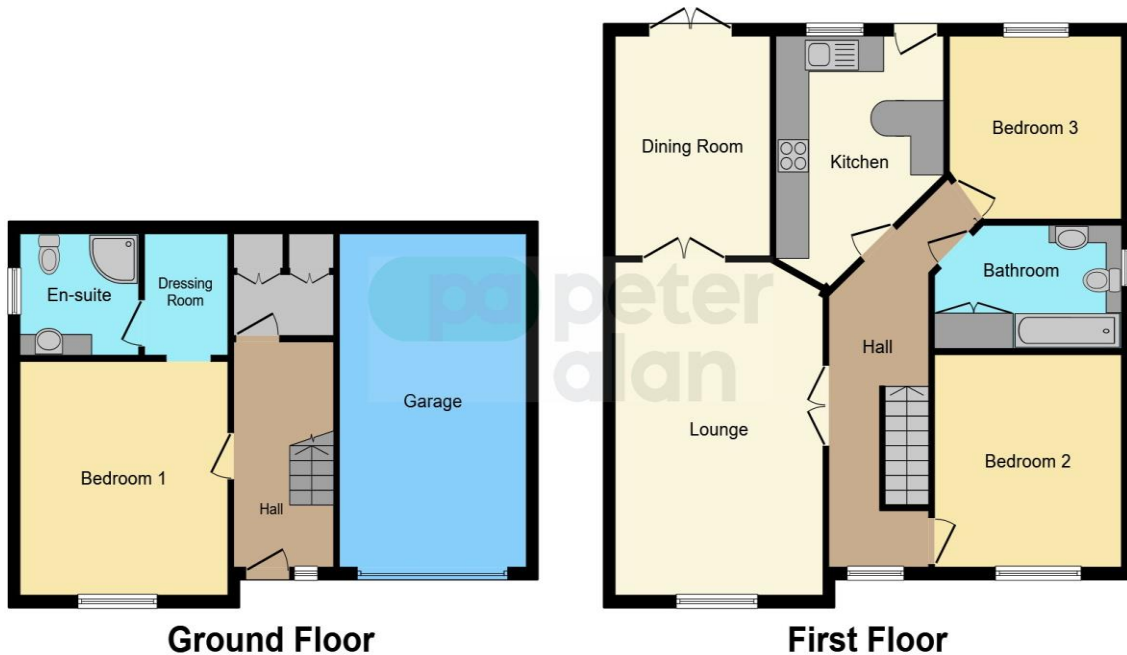
**To The Front** Pull up and over door to garage, driveway for multiple vehicles, side access to rear. \*POTENTIAL TO CONVERT GARAGE\*

**To The Rear** Larger than average plot. Multiple different areas of the garden. Patioed seating area, feature water fountain, mature trees, shrubs and flower beds, decking to elevated tier \*SEA VIEWS\*, side access to front.

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## Floorplan



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