



Ffordd Pentre, £375,000

- Council Tax Band - E
- DIRECT WATERFRONT VIEWS & 2 BALCONIES
- UPGRADES THROUGHOUT
- CONVERTED INTEGRAL GARAGE TO RECEPTION
- 4 DOUBLE BEDROOMS
- CLOAKROOM, EN SUITE & FAMILY BATHROOM



 4  2  3



About the property

Hallway, cloakroom, converted *integral* garage to reception room, kitchen/ diner with door leading to balcony, first floor landing, living room with doors leading to balcony, family bathroom, bedroom four, 2nd floor landing, master bedroom with en suite, bedroom two and three, driveway to front.

Accommodation

Hallway Composite door, tiled flooring, power points, radiator, doors into integral converted garage, cloakroom, kitchen/diner and stairs to 1st floor.

Cloakroom W.C, wash hand basin, tiled flooring, radiator.

Reception Room 16' x 9' 9" (4.88m x 2.97m)

Integral Garage Conversion Power points.

Kitchen/ Diner 17' 6" x 12' 1" (5.33m x 3.68m)

First Floor

Living Room 17' 5" x 12' 2" (5.31m x 3.71m)

Bedroom Four 10' max x 9' 11" (3.05m max x 3.02m)

Bathroom

2nd Floor Landing Carpet, power points, fitted airing cupboard.



Bedroom One

15' 5" Max x 13' 1" Max (4.70m Max x 3.99m Max)

Fitted wardrobes, carpet, power points, radiator, two windows to front.

En Suite

Bedroom Two 12' 3" Max x 10' 3" Max (3.73m Max x 3.12m Max)

Bedroom Three 12' 2" x 8' 6" (3.71m x 2.59m)

Outside

To The Front Pull up-and-over door to part storage. Parking for 2 vehicles. Side access to rear.

To The Rear 2 Balconies from Kitchen/ Diner and Living Room. DIRECT WATER VIEWS.

01446 733224

barry@peteralan.co.uk



Floorplan

Important Information

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