



Golwg Y Coed, £475,000

- 4 DOUBLE BEDROOMS
- LARGE PLOT FROM FRONT TO BACK
- FACING WOODLAND
- Council Tax Band - F
- IMMACULATE FAMILY HOME
- EPC Rating: Awaiting



 4  2  2



About the property

Close to local amenities; woodland walks, beaches, coastal paths, parks, supermarkets, popular school catchment, easy access to link roads leading to M4 corridor, public transport routes. *Call 01446 733224*

Accommodation

Entrance Hall

Composite door, tiled flooring, power points, radiator, storage under stairs, stairs to first floor.

Cloakroom

W.C., wash hand basin, splash back tiled areas, tiled flooring, radiator.

Living Room

19' 1" max x 10' 4" (5.82m max x 3.15m)

T.V. point, power points, radiator, karndean flooring, bay window to front aspect.

Dining Room

9' 11" x 9' 1" (3.02m x 2.77m)

Karndean flooring , power points, radiator, window to rear aspect.



Kitchen/ Diner 18' 2" x 9' 10" (5.54m x 3.00m)

Matching wall and base units with complimentary work tops, inset sink, drain and mixer tap, inset gas hob, eye level double oven, integral appliances, power points, radiator, tiled flooring, window and French doors to Rear Garden.

Landing Fitted carpet, power points, radiator, window to front aspect.

Bedroom One 14' 2" x 10' (4.32m x 3.05m)

Fitted wardrobes, fitted carpet, power points, radiator, window to rear aspect. Door into En Suite.

En Suite W.C., wash hand basin, double shower cubicle, karndean flooring, tiled walls, radiator.

Bedroom Two Fitted wardrobes, fitted carpet, power points, radiator, window to front aspect.

Bedroom Three 13' 7" x 10' 4" (4.14m x 3.15m)

Fitted wardrobes, fitted carpet, power points, radiator, window to rear aspect.

Bedroom Four 11' 4" x 10' 2" (3.45m x 3.10m)

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

Bathroom W.C., wash hand basin, bath, double shower cubicle, karndean flooring, tiled walls, radiator, window to side.

Front

Driveway for multiple vehicles, pull up-and-over door to garage, side access to rear.

Rear Garden

Larger than average plot. Patio areas, complimentary flower beds, shed to remain, outside tap, side access to front.
Potential to extend

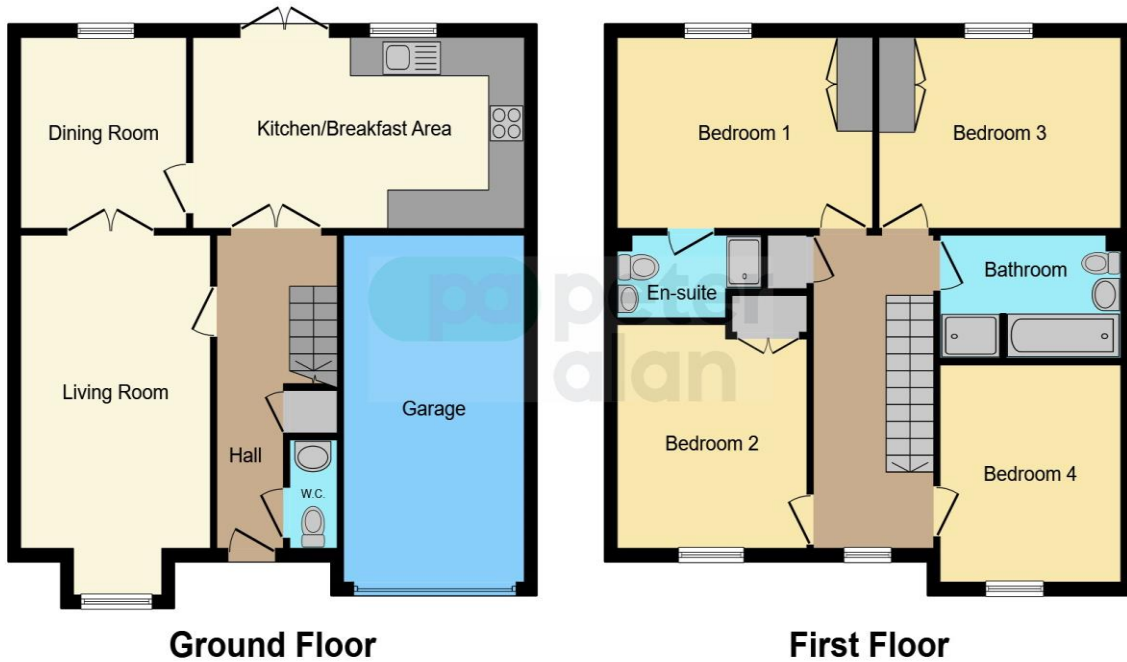
Garage 18' 2" x 9' 1" (5.54m x 2.77m)

Pull up-and-over door, integral door, power points, lighting, wall mounted boiler.

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Floorplan



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