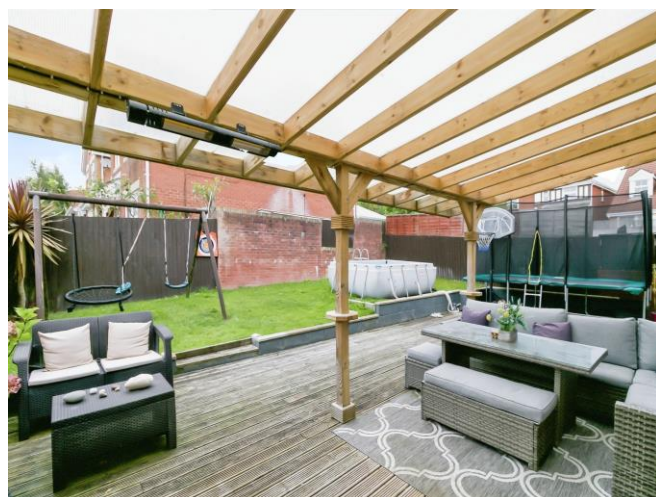




Melyn Y Gors

offers in excess of £370,000

- INTEGRAL DOUBLE GARAGE
- SPACIOUS REAR GARDEN
- POTENTIAL TO CONVERT GARAGE *stpp*
- council tax band E
- PENCOEDTRE VILLAGE
- EPC Rating: E



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About the property

NO CHAIN - INTEGRAL DOUBLE GARAGE - SPACIOUS REAR GARDEN. Close to local amenities, parks, supermarkets, popular school catchment, easy access to link roads leading to M4 corridor, public transport routes.

Accommodation

Entrance Hall

Lounge

13' 5" bay window x 12' 2" max (4.09m bay window x 3.71m max)

Parquet flooring, bay window, feature fireplace, under stairs storage

Reception Room

9' 5" max x 9' 1" max (2.87m max x 2.77m max)

Parquet floor, open to lounge, french doors to rear.

Kitchen

11' 7" x 9' 11" (3.53m x 3.02m)

Fitted cupboards and worktops, tiled floor, integrated fridge freezer, oven and hob and extractor , window to rear.



Breakfast Room

7' 7" max x 9' 1" max (2.31m max x 2.77m max)

Fitted breakfast bar, open to kitchen.

Utility

5' 1" max x 5' 1" max (1.55m max x 1.55m max)

Space for washer, boiler, door to rear garden.

Cloakroom

W.c , sink

Landing

carpet

Bedroom 1

11' 4" max x 13' 2" max (3.45m max x 4.01m max)

carpet, window to front, wardrobe to remain

En Suite

shower, w.c , sink, laminate wood floor, window

Bedroom 2

9' 3" max x 11' 6" max (2.82m max x 3.51m max)

window to back, carpet

Bedroom 3

8' 8" max x 14' 1" max (2.64m max x 4.29m max)

window to front, carpet

Bedroom 4

α8' 7" max x 8' 8" max (2.62m max x 2.64m max)

window to rear, carpet

Bathroom

bath, sink, w.c , window, tiled floor

Front Garden

driveway for multiple vehicles

Rear Garden

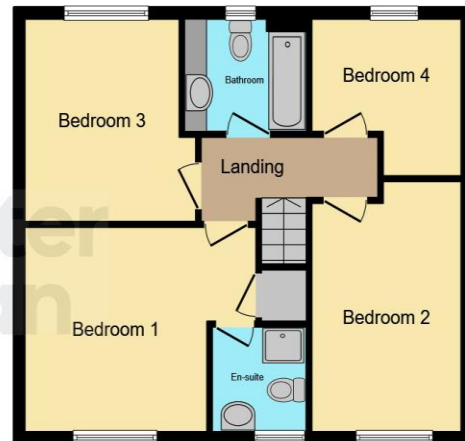
01446 733224

barry@peteralan.co.uk

Floorplan



Ground Floor



First Floor

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

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