

# Glan-y-Mor, £375,000

- COUNCIL TAX BAND F
- VIEWS TO REAR OF ROMAN RUINS AND THE SEA
- SOUTH FACING REAR GARDEN
- CUL-DE-SAC LOCATION
- CLOSE TO BEACH, SHOPS, GARDENS, RESTAURANTS, CAFES
- CLOSE TO PUBLIC TRANSPORT ROUTES AND LINKS TO M4









## About the property

IDYLLIC SEA VIEWS TO REAR - CUL DE SAC. This 3 bedroom home is situated in a quiet cul-de-sac located in the popular location, The Knap, with a short walk to the gardens, local cafes, restaurants, parks and the beach. Close to public transport and links to M4. Primary School Catchment - Romilly, Ysgol Sant Baruc, St Helens, All Saints. Secondary School Catchment - Whitmore, Bro Morgannwg, St Richard Gwyn.

## Accommodation

#### **Entrance Hall**

Tiled floor.

#### Cloakroom

W.c, sink.

#### Lounge

22' 8" x 18' 9" ( 6.91m x 5.71m )

Split level living area, wood floor, French doors to rear with direct sea views, storage cupboard under stairs.

#### **Kitchen**

11' 2" x 8' 3" ( 3.40m x 2.51m )

Tiled floor, fitted cupboards with complementary worktops, space for appliances, window to front.

#### Landing







#### Bedroom 1

13' 5" x 11' 5" ( 4.09m x 3.48m )

Carpet, balcony to rear with direct sea views.

#### **Bedroom 2**

15' 7" x 8' 8" ( 4.75m x 2.64m )

Carpet, window to front, fitted wardrobes.

#### Bedroom 3

11' 5" x 6' 2" ( 3.48m x 1.88m )

Carpet, window to rear, \*sea views\*.

#### **Shower Room**

Walk in shower, w.c, sink.





#### **Loft Space**

Partially boarded.

#### Front Garden

Driveway to front.

#### Rear Garden

Decking area, lawn. Direct sea views.

#### Garage

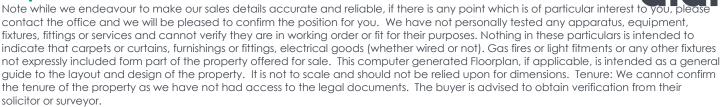


## **Floorplan**



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

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