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pa) peter alan

# About the property

WELL PRESENTED PROPERTY - POTENTIAL TO EXTEND \*STPP\* Briefly comprising of an entrance hallway, an open plan kitchen/diner/living room, a spacious lounge with bi fold doors to the garden, the fifth bedroom currently being used as an office and a shower room. To the first floor, four double bedrooms with an en-suite to the master bedroom and a family bathroom. To the front, a spacious front garden with double gates and a block paved driveway leading to a garage with a utility room behind. To the rear, a larger than average enclosed garden, with a decked terrace leading from the living room, a pond, a summer house currently used as an office, an outdoor kitchen and a further decked terrace with pergola providing additional seating areas ideal for entertaining. \*\*\*Planning permission granted for single storey extension please contact branch for full information\*\*\*

The property is close to local amenities; Coastal walks, parks such as Porthkerry Country Park, Rhoose Point and many more, public play areas, tennis courts, convenience stores, supermarkets, popular school catchment, easy access to link roads leading to the M4 corridor and on public transport routes.

# **Accommodation**

## **Entrance Hall**

Tiled floor, entrance to kitchen/diner.

# Kitchen/Dining/Living Room

22' 3" x 14' 1" ( 6.78m x 4.29m ) Window to front, door to rear garden, wall and base units, double oven, five ring hob and extractor, double Belfast sink and drainer, integrated microwave, space for fridge and dishwasher, tiled floor, space for dining table. Open to living space with window to front, wooden floor and radiator.

## Lounge

21' 9" max x 14' 3" max ( 6.63m max x 4.34m max )

window to side, bi fold doors to rear garden, carpet, radiator, storage cupboard, stairs to first floor.

# Bedroom 5/Study

11'  $\times$  14' (  $3.35m \times 4.27m$  ) Currently used as a study, French window style door to garden, radiator, wooden floor.

### **Shower Room**

Window to side, shower, wc, sink, heated towel rail, tied floor.

# Landing

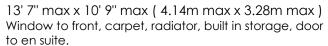
Velux style window, carpet, large walk in storage cupboard, doors to bedrooms and family bathroom.

### Bedroom 1









## **Ensuite**

Velux style window, shower, wc, sink, radiator, tiled floor.

#### Bedroom 2

10' 9" max x 10' (3.28m max x 3.05m) window to rear and velux style window, built in storage cupboard, carpet, radiator.

#### Bedroom 3

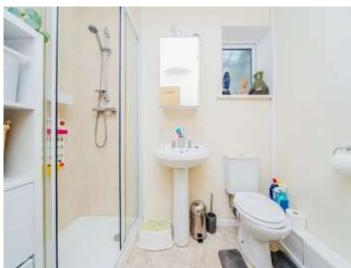
10' 5" x 11' 9" max ( 3.17m x 3.58m max ) Window to rear, velux style window to side, built in storage cupboard, carpet, radiator.

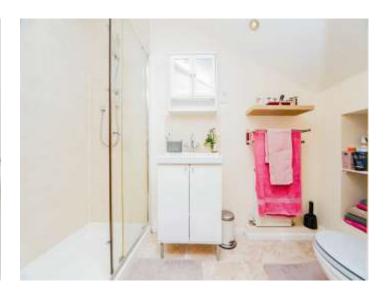
## Bedroom 4

13' 7" x 8' 4" ( 4.14m x 2.54m ) Window to front, velux style window to side, carpet, radiator, built in wardrobe.

### **Bathroom**

Velux style window, bath with shower over, wc, sink, radiator, tied floor.





## Rear Garden

### **Summer House**

9' 1" x 12' 4" ( 2.77m x 3.76m ) Wood panelled ceiling and walls. Power and lighting.

# **Utility Room**

8' x 7' 7" ( 2.44m x 2.31m ) window to rear, wall and base units, space and plumbing for washing machine and tumble dryer.

# Garage

Electric roller shutter door, Power and lighting















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