



Melyn Y Gors, £400,000

- LARGE CORNER PLOT
- EXTENDED TO THE REAR (Potential to extend further *stpp*)
- 3 DOUBLE BEDROOMS, CLOAK ROOM, EN SUITE & FAMILY BATHROOM
- COUNCIL TAX BAND - E
- PARKING FOR MULTIPLE VEHICLES
- EPC Rating: C



 3
  2
  2



About the property

Primary School and Nursery Catchment;- Ysgol Gwaun y Nant (Welsh), Palmerston Primary School, St Helens R.C Primary School, All Saints C/W Primary School. Secondary Schools;- Ysgol Gymraeg Bro Morgannwg (Welsh), Pencoedtre High School, St Richard Gwyn RC High School.

Accommodation

Porch / Entrance Hall

Living Room 18' 6" Max x 16' 5" Max (5.64m Max x 5.00m Max)

Kitchen/Diner 22' 7" Max x 22' 6" Max (6.88m Max x 6.86m Max)

EXTENDED TO THE REAR WITH BI-FOLDING DOORS TO REAR GARDEN - South west facing corner plot.

Utility Room 10' 8" x 8' (3.25m x 2.44m)

Wc / Landing

Bedroom One 14' 7" x 13' 7" (4.45m x 4.14m)

DOUBLE BEDROOM **En Suite**

Bedroom Two 13' 8" x 13' 2" (4.17m x 4.01m)

DOUBLE BEDROOM



01446 733224

barry@peteralan.co.uk

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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let