



## Marwyn Gardens, £245,000

- Semi Detached Dormer Bungalow
- Three Bedrooms
- Off Road Parking
- Garage
- EPC Rating: C



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## About the property

Nestled in a serene area, this property offers a rare and coveted opportunity for your dream home. Boasting three spacious bedrooms, it's perfect for a growing family or those seeking extra space. The low-maintenance split-level garden adds an element of charm while keeping upkeep to a minimum. With a convenient garage and off-road parking, you'll never have to worry about space for your vehicles. The location is simply unbeatable, with easy access to local amenities, ensuring daily convenience. Furthermore, the excellent transport links and road networks make commuting a breeze.

The accommodation Briefly comprises of Entrance hall, Bathroom, Openplan lounge/diner and kitchen. To first floor you'll find bedrooms one, two and three. The property also benefits from Double glazing throughout, Gas central heating, Garage, Driveway and Split level rear enclosed garden

Don't miss out on the chance to call Marwyn Gardens home - where comfort, convenience, and a fantastic location come together seamlessly!



## Accommodation

### Entrance Hall

Composite front door, Grey wood effect laminate flooring, Smooth plastered walls, Staircase to first floor.

### Bathroom

Tiled flooring and walls, Double shower cubicle, Bath, Handwash basin, WC, Two double glazed obscured windows to left aspect

### Lounge/diner

22' 1" x 12' ( 6.73m x 3.66m )

Grey wood effect laminate flooring, Smooth plastered walls with dado rail, Feature fireplace, Large double glazed window to front aspect

### Kitchen

7' 7" x 17' 7" ( 2.31m x 5.36m )

Tiled flooring, Fitted base and wall storage units, Panelled splashback, Sink with central mixer tap, Integrated hob and oven with cooker hood over top, Two double glazed windows to rear aspect, Door leading to rear garden

### Bedroom One

10' x 15' 3" ( 3.05m x 4.65m )

Wood effect laminate floor, Smooth plastered walls, Double glazed window to front aspect

### Bedroom Two

11' 8" x 11' 5" ( 3.56m x 3.48m )

Grey wood effect laminate flooring, Smooth plastered walls, Double glazed window to rear aspect

### Bedroom Three

8' 7" x 6' 8" ( 2.62m x 2.03m )

Grey wood effect laminate flooring, Smooth plastered walls with dado rail, Double glazed window to rear aspect

### Garden

Split level, Patio laid to each level with decked area to top, Access to Garage

01495 231199

blackwood@peteralan.co.uk



## Floorplan

### Important Information

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