



## Llys Eglwys, £320,000

- Four Bedroom
- Ensuite to Master
- Corner Plot
- Garage
- Utility Room
- EPC Rating: C



 4  3  2



## About the property

Located in the very popular and sought after area of Broadlands this property is the PERFECT family home! Situated on a corner plot with garage, downstairs toilet, utility and ensuite to master this property isn't to be missed!!!!

## Accommodation

### Entrance Hall

Enter vis uPVC door. Access to dining room, lounge, kitchen, utility and downstairs wc. Laminate flooring.

### Lounge

12' 1" x 16' 5" ( 3.68m x 5.00m )

Laminate flooring. uPVC window and doors to garden.

### Dining Room

9' 5" x 12' 2" ( 2.87m x 3.71m )

Laminate flooring. uPVC window. Doors to lounge.

### Kitchen

9' 5" max x 12' 2" ( 2.87m max x 3.71m )

Fitted with matching wall and base units with worktop space over. Insert 1 1/2 stainless steel sink with mixer tap. Integrated



oven and hob. Space for all other appliances, Tiles. uPVC double glazed window. Access to utility room.

### Utility Room

6' 10" max x 6' 4" max ( 2.08m max x 1.93m max )

Fitted with base units with worktop space over. Insert stainless steel sink with mixer tap. Space for washing machine/dryer. uPVC window and door to garden.

### Downstairs Wc

Fitted with two piece suite comprising wash hand basin and wc. uPVC double glazed window.

### Landing

Access to master with ensuite, three further bedrooms and family bathroom. Fitted carpet.

### Master Bedroom

11' 4" max x 12' max ( 3.45m max x 3.66m max )

Fitted carpet. Fitted wardrobes. uPVC double glazed window. Access to ensuite.

### Ensuite

Fitted with three piece suite comprising shower, wash hand basin and wc. Tiles. uPVC double glazed window.

### Bedroom Two

9' 5" x 12' 5" ( 2.87m x 3.78m )

Fitted carpet. uPVC double glazed window.

### Bedroom Three

10' 2" max x 8' 10" max ( 3.10m max x 2.69m max )

Fitted carpet. uPVC double glazed window.

### Bedroom Four

7' 3" x 11' 4" ( 2.21m x 3.45m )

Fitted carpet. uPVC double glazed window.

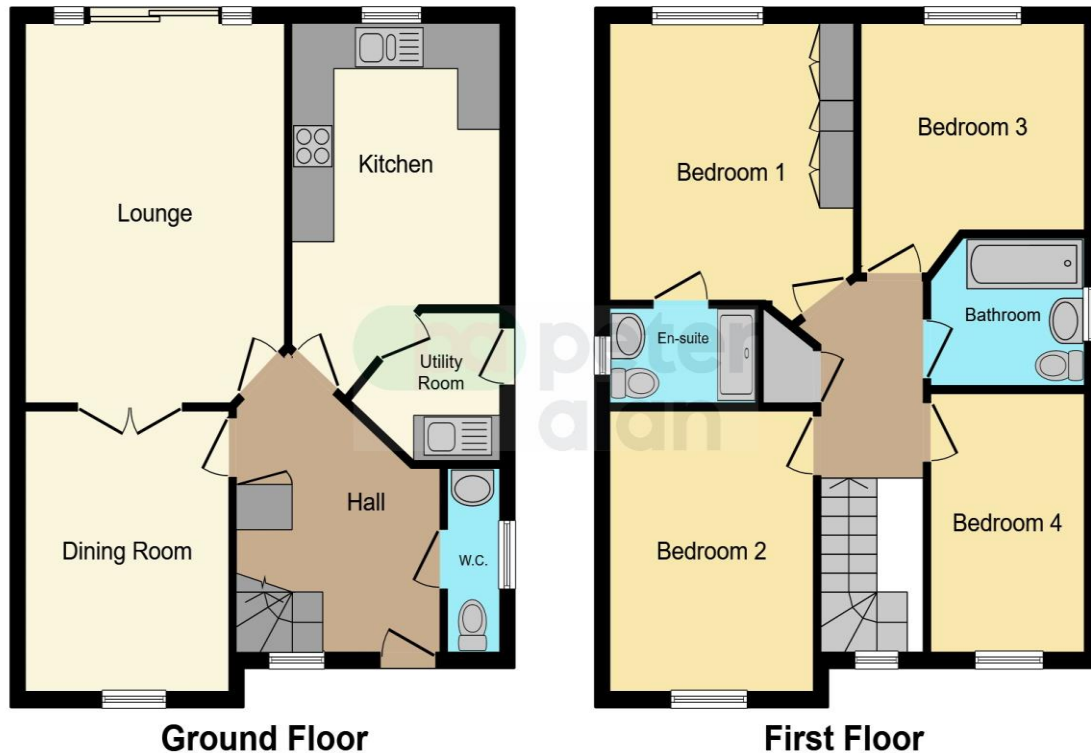
### Bathroom

Fitted with three piece suite comprising bath, wash hand basin and wc, uPVC double glazed window.

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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