



## Maes-Yr-Eirlys, offers over £340,000

- Detached 4 bedroom property
- Driveway and Integral Garage with Electric shutter
- Conservatory and landscaped garden
- Council Tax Band E
- Viewing Highly Recommended
- EPC Rating: C



 4  2  3





## About the property

Maes-yr-Eirlys, Broadlands - A Stylishly Renovated Four Bedroom Detached Home

Located at the head of a quiet cul-de-sac in the ever-popular Broadlands development, this beautifully presented four bedroom detached family home enjoys a prime position adjacent to a local park and open green space.

Tastefully renovated throughout, the property offers generous and versatile living space ideal for modern family life. The ground floor comprises a welcoming entrance hallway, a bright and spacious lounge, separate dining room, and a conservatory with under floor heating that opens out to the rear garden. The contemporary kitchen is complemented by a separate utility room and a convenient WC. An integral garage, accessed via an electric door, completes the ground floor.

Upstairs, the home offers four well-proportioned bedrooms, including a master bedroom with en suite shower room, and a stylish family bathroom.





## Accommodation

**Entrance Hall**

**Cloakroom**

**Garage**

**Kitchen**

12' 6" x 8' 3" ( 3.81m x 2.51m )

**Utility Room**

8' 3" x 6' 2" ( 2.51m x 1.88m )

**Lounge**

14' 7" max x 12' 11" max ( 4.45m max x 3.94m max )

**Dining Room**

9' x 8' 3" ( 2.74m x 2.51m )

**Conservatory**

12' 6" x 9' 6" ( 3.81m x 2.90m )

**First Floor**

**Landing**

**Bedroom One**

11' 3" x 10' 9" ( 3.43m x 3.28m )

**Ensuite**

**Bedroom Two**

10' 4" x 8' 1" ( 3.15m x 2.46m )

**Bedroom Three**

8' 8" x 8' 1" ( 2.64m x 2.46m )

**Bedroom Four**

8' 8" x 7' 4" ( 2.64m x 2.24m )

**Bathroom**

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## Floorplan



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