

# Llys Derwen £425,000

- Deceptively spacious
- Four double bedrooms
- Two reception rooms
- Council tax band- F
- Fantastic location
- Garage
- EPC Rating: C









## **About the property**

This family home situated in a cul-de-sac location in Penygawsi is a well presented and deceptively spacious property and is within walking distance to local shops and schools. It has four double bedrooms, two reception rooms, utility room and garage.

### **Accommodation**

#### **Entrance**

Enter via uPVC double glazed door to hallway. Door to lounge

#### Lounge

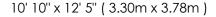
17' 9" x 21' 1" (5.41m x 6.43m)

Window to front with box bay window. Feature log burner. Open to dining room:

#### **Dining Room**







uPVC double glazed doors to the side leading onto the patio. Internal door to kitchen

#### Kitchen

10' 8" x 10' 3" ( 3.25m x 3.12m )

Fitted with a range of wall and base units with worktop over. Space for dishwasher. Integral oven and hob. Stainless steel sink and mixer tap. Window to rear.

#### **Utility Room**

Fitted with a range of wall and base units with worktop over. Space for washing machine and tumble dryer. Stainless steel





sink and mixer tap. Window and door to rear. Internal doors leading to wc and family room

#### Wc

Fitted with a two piece suite comprising of wc and wash hand basin

#### **Family Room**

17' 8" x 9' 9" ( 5.38m x 2.97m )

uPVC double glazed window and door to front.

#### Landing

### talbotgreen@peteralan.co.uk



### **Floorplan**



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