



## Colliers Avenue, £345,000

- Stunning and well presented throughout
- Open plan kitchen/family room to rear
- En suite to master
- Council tax band- D
- Close to local train station
- EPC Rating: B



 4  2  2



## About the property

Stunning four bedroom family home in Llanharan with an amazing open plan kitchen/family room to the rear. This home is close to local schools, train station and M4. Ideal home for families! This property really is a must see.

## Accommodation

### Lounge

16' 10" x 13' 7" (5.13m x 4.14m)  
Window to front. Stairs to first floor

### Sitting Room

14' 7" x 8' 1" (4.45m x 2.46m)  
Window to rear. Access to en suite bathroom

### Bathroom

Fitted with a three piece suite comprising of bath, WC and wash hand basin

### Kitchen/diner/family Room

20' 8" x 16' 5" (6.30m x 5.00m)  
Fitted with a range of wall and base units with worktop over. Island with breakfast bar area. Integral appliances including oven and microwave, dishwasher, hob and fridge/freezer. This room has ample space for a dining table and chairs, and sofas, making this the heart of the home. Bi-fold doors leading to rear garden

### Utility Room

Plumbing for washing machine



### Landing

Access to all bedrooms and family shower room

### Bedroom One

13' 5" x 10' 1" (4.09m x 3.07m)

Window to front. Access to en suite

### En Suite

Fitted with a three piece suite comprising of shower, WC and wash hand basin

### Bedroom Two

11' 10" x 9' 5" (3.61m x 2.87m)

Window to front

### Bedroom Three

10' 11" x 8' 9" (3.33m x 2.67m)

Window to rear. Fitted wardrobes

### Bedroom Four

9' 4" x 6' 9" (2.84m x 2.06m)

Window to rear

### Shower Room

Fitted with a three piece suite comprising of shower, WC and wash hand basin

### Outside

Driveway to front. To the rear is a generous sized garden with patio and lawn

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## Floorplan

### Important Information

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