

# Ffordd Y Gollen, £380,000

- Council Tax Band E
- Spacious Garage
- Two Receptions
- En suite to master
- EPC Rating: D









# About the property

Within close proximity of local schools, amenities, and major road networks. The property offers ideal family accommodation and must be viewed to fully appreciate the size of this property, what is on offer and its prime location.

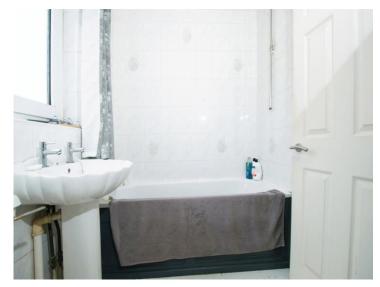














# **Accommodation**

#### **Entrance**

#### **Main Lounge**

23' 6" x 19' 4" ( 7.16m x 5.89m ) **Kitchen** 

## Recption

15' 7" x 8' 3" ( 4.75m x 2.51m )

Dining Room

12' 3" x 8' 7" ( 3.73m x 2.62m )

#### Conservatory

9' 9" x 8' 1" (  $2.97m \times 2.46m$  ) **Landing** 

#### **Mater Bedroom**

 $7' 9" \times 11' 4" (2.36m \times 3.45m)$  **Bedroom Two** 

 $10' \ 4'' \times 16' \ 7'' \ (\ 3.15m \times 5.05m \ )$  Bedroom Three

12' 6" x 11' 9" ( 3.81m x 3.58m )

**Bedroom Four** 

8' 6" x 11' 8" ( 2.59m x 3.56m )

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## **Floorplan**



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