



**Heol Merioneth, Boverton**

**Offers over £350,000**

- Four Bedroom Family Home Close to Amenities, Schools and Heritage Coast
- Enjoy Detached Living with Scope to Reconfigure and Extend
- South Facing Garden
- Take Advantage of a Generous Plot
- Schedule your Viewing Today and Move in with No Onward Chain
- EPC Rating: D



 4  1  2



## About the property

***Detached 4-bedroom home with expansive front, side, and rear gardens. Needs modernizing with potential to extend. Includes a garage. Must be viewed to appreciate the scope!***

Seize this rare opportunity to acquire a four-bedroom detached home on a substantial plot with expansive front, side, and rear gardens.

Nestled in a cul-de-sac, this property, which requires modernisation, offers ample potential to expand the living space or simply enjoy the generous plot. The home includes a garage and a spacious parking area at the front and is offered with no onward chain.

### Entrance

Aluminium double glazed front door opens into the inner hallway, featuring doors to the lounge, kitchen, and downstairs WC. Carpeted stairs lead to the first floor. Includes radiator, ceiling light, and power outlets.

### Lounge

15' 10" x 11' 8" ( 4.83m x 3.56m )

Aluminium double glazed window to the front. Features a gas fire with marble effect surround and hearth. Includes radiator, oak flooring, ceiling light, and power outlets. Open plan into the dining area.

### Dining Room

13' x 9' 5" ( 3.96m x 2.87m )

Aluminium double glazed French doors to the rear. Space for dining furniture. Includes oak flooring, radiator, ceiling lights, and power outlets.

### Kitchen

13' x 8' 11" ( 3.96m x 2.72m )

Aluminium double glazed door to the side and window to the rear. Equipped with a range of base and wall units, contrasting worktop, and tiled surrounds. Porcelain sink and drainer with mixer tap. Integrated gas hob with extractor hood, built-in electric oven and grill, space and plumbing for a washing machine, and integrated fridge/freezer. Includes tiled flooring, ceiling light, and power outlets. Door leading into the dining room.



### **Cloakroom**

Aluminium opaque window to the side. Features a low-level WC and wash hand basin. Includes ceiling light.

### **First Floor Landing**

Doors lead to all four bedrooms and the family bathroom. Window to the side. Cupboard housing the combi boiler. Location of loft access.

### **Bedroom One**

18' 4" x 9' 1" ( 5.59m x 2.77m )

Aluminium double glazed window to the front. Includes radiator, carpeted flooring, ceiling light, and power outlets.

### **Bedroom Two**

13' x 9' 1" ( 3.96m x 2.77m )

Aluminium double glazed window to the rear. Includes radiator, carpeted flooring, ceiling light, and power outlets.

### **Bedroom Three**

11' 4" x 9' 4" ( 3.45m x 2.84m )

Aluminium double glazed window to the front. Includes radiator, carpeted flooring, ceiling light, and power outlets.

### **Bedroom Four**

9' 4" x 7' 9" ( 2.84m x 2.36m )

Aluminium double glazed window to the rear. Includes radiator, carpeted flooring, ceiling light, and power outlets.

### **Bathroom**

Features a low-level WC, wash hand basin set into a vanity unit, and a walk-in shower cubicle with an electric shower. Includes radiator, vinyl flooring, ceiling light, and an opaque aluminium double glazed window to the side.

### **External**

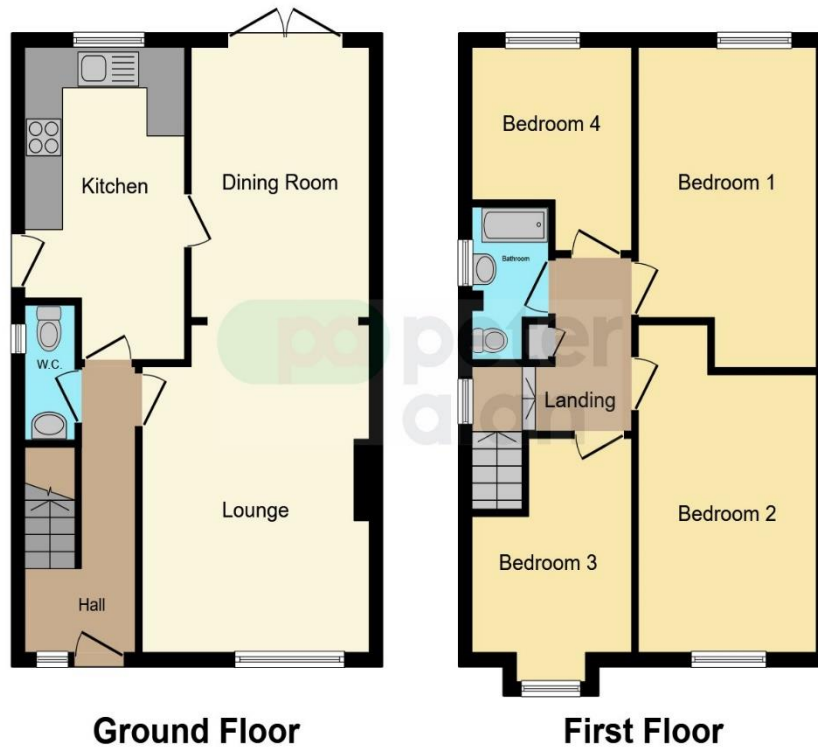
Front: Enclosed by a low-level brick wall, featuring a combination of a brick-laid driveway and a generous lawned area.

Rear and Side: Expansive lawn and patio area with a southerly aspect. The plot offers ample potential for extension without compromising garden space.

### **Garage**

With an up-and-over door.

## Floorplan



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