



## Ffordd Y Mileniwm, offers in excess of £300,000

- NO CHAIN
- WATERFRONT LOCATION
- 2 ALLOCATED CAR SPACES
- COUNCIL TAX BAND - E
- CLOSE TO BEACHES AND PUBLIC TRANSPORT
- EPC Rating: B



 4  2  2



## About the property

SPACIOUS FAMILY HOME - WATERFRONT LOCATION

- CLOSE TO BEACHES - Comprising of hallway, cloakroom, kitchen/ diner, living room, 1st floor landing, 3 bedrooms, family bathroom, 2nd floor, master bedroom with en suite, enclosed rear garden, 2 allocated parking spaces to the rear.

## Accommodation

### Cloakroom

### Lounge

9' 2" max x 13' max ( 2.79m max x 3.96m max )

### Kitchen

15' max x 12' 1" max ( 4.57m max x 3.68m max )

### Landing

### Bedroom 1

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

### Bedroom 2

13' max x 9' 2" max ( 3.96m max x 2.79m max )

### Bedroom 3

13' max x 9' 7" max ( 3.96m max x 2.92m max )



**Bedroom 4**

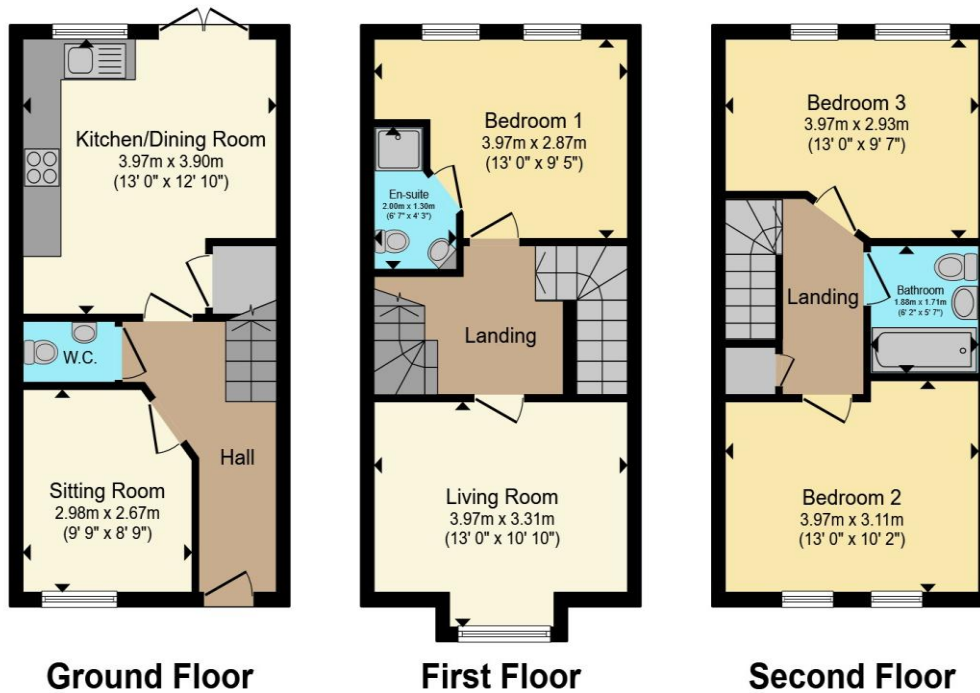
7' 1" max x 9' 9" max ( 2.16m max x 2.97m max )

**Bathroom**

**Loft Space**

**Rear Garden**

## Floorplan



Total floor area 98.3 m<sup>2</sup> (1,058 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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