



## St. Illtyds Close, offers over £320,000

- Extended 4 bedroom detached
- Quiet Cul-de-Sac location
- Council Tax Band C
- No Ongoing Chain
- Generous Rear Garden
- EPC Rating: C



 4  2  2



## About the property

An extended four bedroom semi-detached home on a generous corner plot in a cul de sac, offered with no chain. Features include an open plan kitchen/reception room with French doors to the garden, utility room, cloakroom and a second reception room, plus four bedrooms with an en suite.





## Accommodation

### Entrance Porch

### Kitchen/Reception

23' 7" max x 15' 3" max ( 7.19m max x 4.65m max )

### Utility

6' 1" x 3' 2" ( 1.85m x 0.97m )

### W.C.

### Reception Room

15' 9" x 10' 2" ( 4.80m x 3.10m )

### First Floor

### Landing

### Bedroom One

15' 2" x 11' 10" ( 4.62m x 3.61m )

### Ensuite

### Bedroom Two

10' 4" x 7' 7" ( 3.15m x 2.31m )

### Bedroom Three

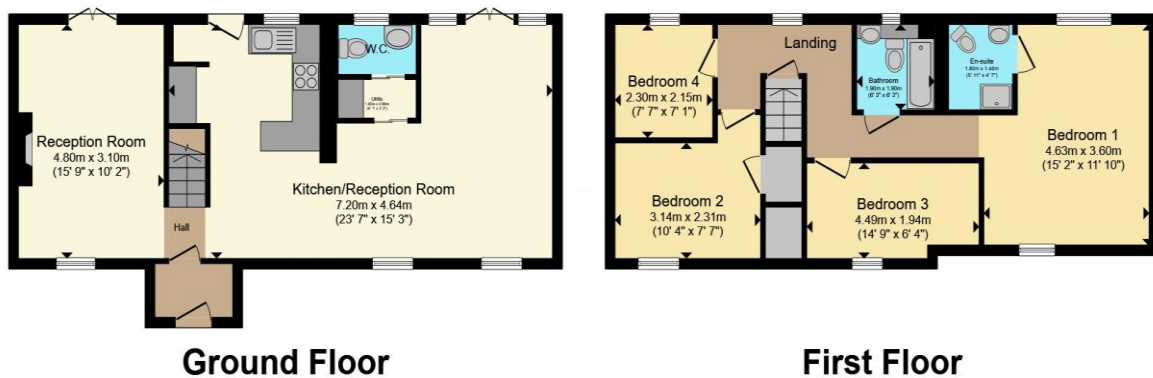
14' 9" x 6' 4" max ( 4.50m x 1.93m max )

### Bedroom Four

7' 7" x 7' 1" ( 2.31m x 2.16m )

### Bathroom

## Floorplan



Total floor area 111.2 m<sup>2</sup> (1,197 sq.ft.) approx

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