



## Meadow Drive, £385,000

- Detached House
- Four Bedrooms
- No Ongoing Chain
- Sought After Location
- Drive And Garage
- EPC Rating: C



 4  2  2



## About the property

An immaculately presented 4 bedroom detached house offered for sale with no ongoing chain.

Situated in a popular estate of Tyla Garw. This ideal family home briefly comprises; entrance hall, lounge, dining room, kitchen, utility room and cloakroom to the ground floor. To the first floor there are 4 bedrooms, master with en-suite and a family bathroom. To the outside there is a fully enclosed and private rear garden. The property further benefits; a drive way creating off road parking and a garage. Please call Peter Alan to arrange a viewing or book 24/7 on our website.

## Accommodation

### **Ground Floor**

#### **Entrance Hall**

#### **Lounge**

17' max x 11' 5" max ( 5.18m max x 3.48m max )

#### **Dining Room**

11' 9" x 8' 5" ( 3.58m x 2.57m )

#### **Kitchen**

15' 9" max x 9' 3" max ( 4.80m max x 2.82m max )

#### **Utility Room**

7' 3" x 6' 4" ( 2.21m x 1.93m )  
boiler housed.

#### **Cloakroom**

Wash hand basin and w.c.



## First Floor

### Landing

loft access - part boarded.

### Bedroom One

12' 2" x 10' 6" ( 3.71m x 3.20m )

### En-Suite

shower unit, wash hand basin and w.c.

### Bedroom Two

12' 2" x 8' 7" ( 3.71m x 2.62m )

### Bedroom Three

10' 3" max x 9' 5" max ( 3.12m max x 2.87m max )

### Bedroom Four

11' x 7' 4" ( 3.35m x 2.24m )

### Bathroom

bath tub, wash hand basin and w.c.

## Outside

To the front a drive way creates off road parking and to the rear a fully enclosed, low maintenance and private garden.

## Garage

18' 7" max x 9' 5" max ( 5.66m max x 2.87m max )  
up and over door to front to access, access via door from rear garden and electricity supply.

01443 222851

[talbotgreen@peteralan.co.uk](mailto:talbotgreen@peteralan.co.uk)



## Floorplan

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

