



## Liswerry Close, Llanyravon

**£250,000**

- Generous rear garden
- Spacious living room
- Kitchen and utility room
- Downstairs WC
- Modern family bathroom
- Popular Llanyravon location
- Council Tax: D.
- EPC Rating: D



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  1
  2



## About the property

Spacious three-bedroom family home in sought-after Llanyravon featuring a generous living room, dining room, kitchen, utility room, downstairs WC, modern family bathroom, large rear garden with summer house and shed, plus front garden.





## Accommodation

### Porch

### Hallway

### Living Room

12' 6" x 11' 6" ( 3.81m x 3.51m )

### Dining Room

12' 2" x 10' 2" ( 3.71m x 3.10m )

### Kitchen

13' 1" x 9' 2" ( 3.99m x 2.79m )

### Utility Room

12' 2" x 11' 6" ( 3.71m x 3.51m )

### Wc

### Bedroom One

11' 10" x 11' 2" ( 3.61m x 3.40m )

### Bedroom Two

8' 6" x 8' 2" ( 2.59m x 2.49m )

### Bedroom Three

11' 10" x 6' 11" ( 3.61m x 2.11m )

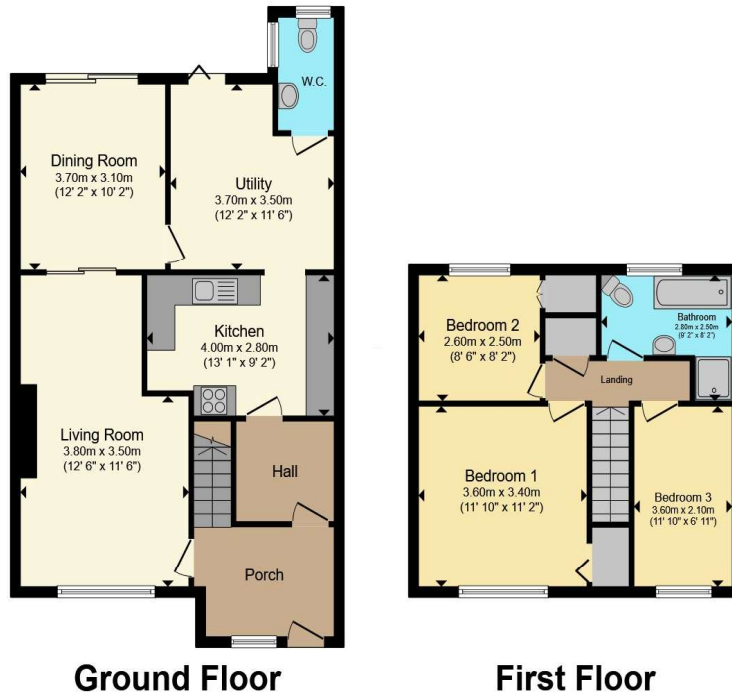
### Bathroom

9' 2" x 8' 2" ( 2.79m x 2.49m )

### Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Floorplan



Total floor area 112.9 m<sup>2</sup> (1,215 sq.ft.) approx

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