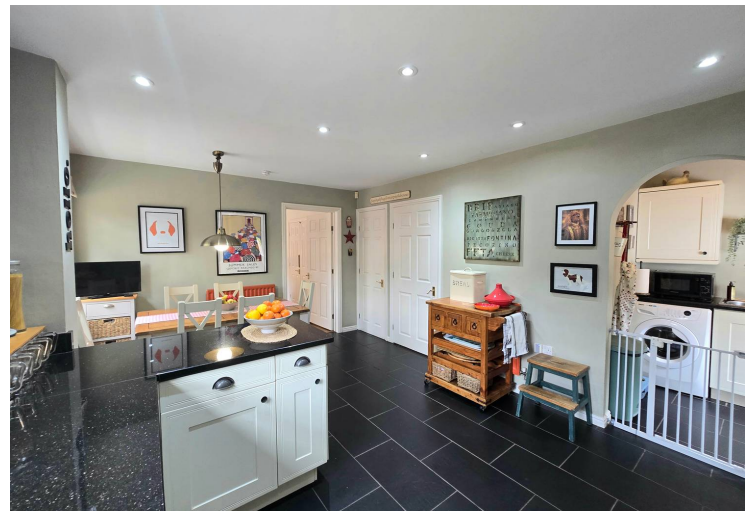




## 13 Pant Gwyn, Broadlands

£470,000 Freehold

IMPRESSIVE FOUR BEDROOM DETACHED IN BROADLANDS • THREE RECEPTION ROOMS • KITCHEN/DINER AND UTILITY ROOM • FOUR DOUBLE BEDROOMS WITH PRIMARY BENEFITTING A RENOVATED EN SUITE • BEAUTIFULLY RENOVATED FORU PIECE BATHROOM • DOUBLE GARAGE WITH PRIVATE GARDENS • IMPRESSIVE HOME IN A POPULAR PART OF BROADLANDS

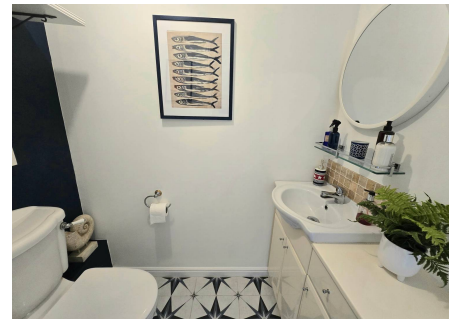
**DanielMatthew**  
ESTATE AGENTS



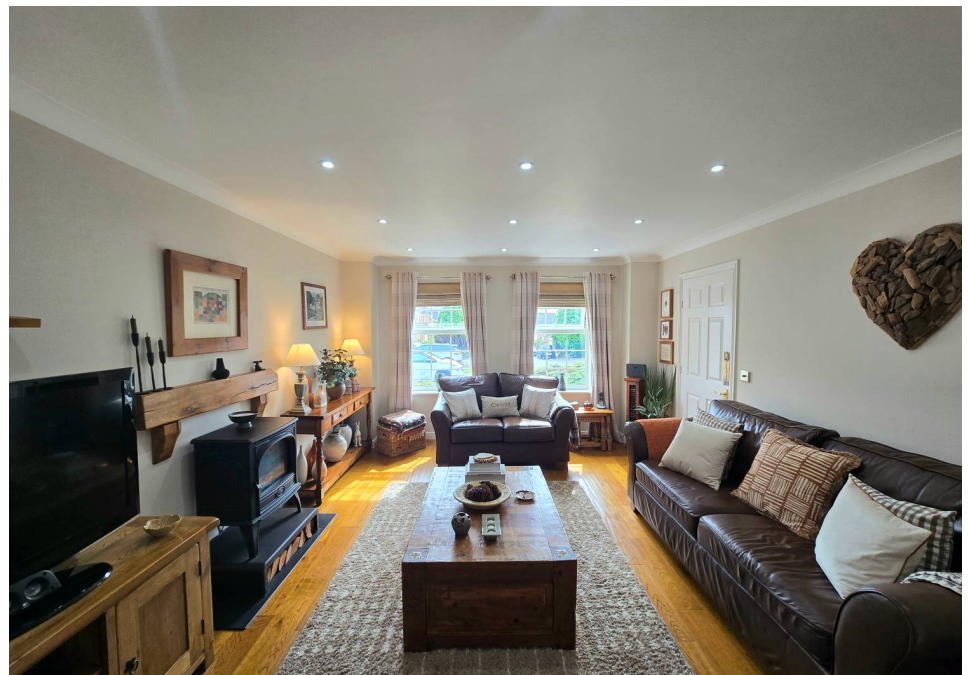
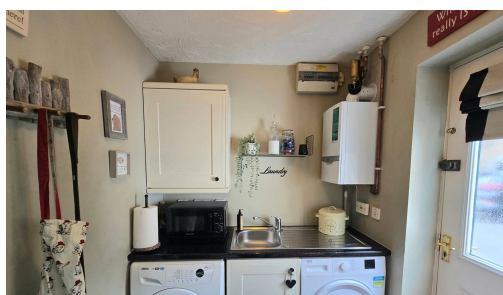
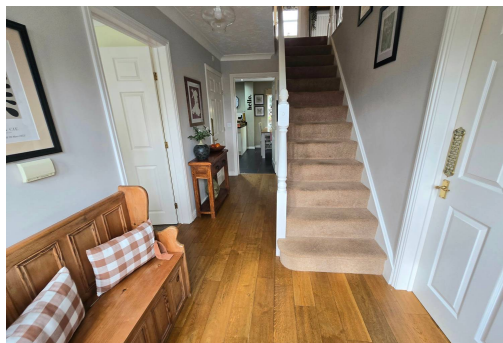
Impressive four bedroom detached home in sought-after Broadlands with three reception rooms, modern kitchen, double garage, private gardens, and renovated bathrooms. Close to schools and amenities.

Council Tax band: F

Tenure: Freehold



- › IMPRESSIVE FOUR BEDROOM DETACHED IN BROADLANDS
- › THREE RECEPTION ROOMS
- › KITCHEN/DINER AND UTILITY ROOM
- › FOUR DOUBLE BEDROOMS WITH PRIMARY BENEFITTING A RENOVATED EN SUITE
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### **ENTRANCE**

Enter via main door with side picture windows, plain walls, radiator, engineered hard wood flooring and access to the staircase and ground floor rooms.

### **LOUNGE**

UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator, engineered hard wood flooring and internal double doors to the second reception room.

### **SECOND RECEPTION ROOM**

UPVC double glazed doors to rear aspect, plain walls, plain ceiling, radiator, engineered hard wood flooring and internal double doors to the lounge.

### **WC**

Downstairs cloakroom with a low level W/C, wash hand basin, radiator, plain walls and tile flooring.



### **KITCHEN/DINER**

Renovated beautiful kitchen with a range of wall and base units with complimentary work top, stainless steelsink, gas hob with extractor over, smeg raised double ovens, integrated dishwasher, integrated fridge/freezer, tile flooring, plain walls and plain ceiling, radiator, Two UPVC double glazed windows to rear aspect.

### **UTILITY ROOM**

Utility room with a side UPVC double glazed door, wall and base units with complimentary worktop, space for a washing machine, space for a tumble dryer, plain walls and tile flooring.



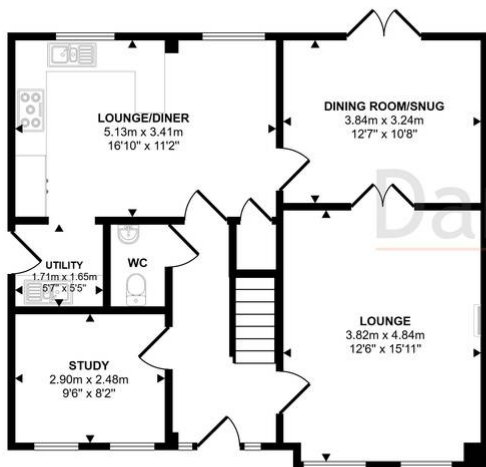
## GARDEN

Beautiful garden with a private landscaped garden accessed from the patio with fence boundary, laid to deck, laid to patio, mature trees add a private feel to the garden with a gazebo with power and light, arch leads to a secret garden to the side of the property.

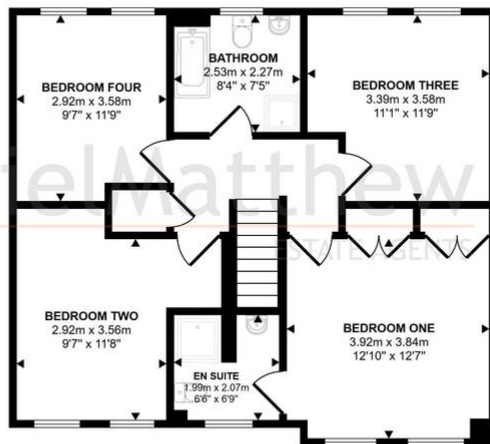




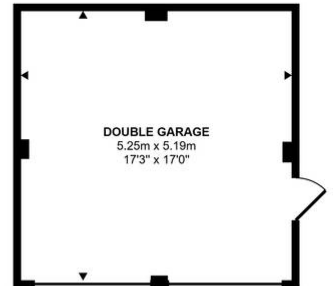
Approx Gross Internal Area  
173 sq m / 1859 sq ft



Ground Floor  
Approx 72 sq m / 780 sq ft



First Floor  
Approx 73 sq m / 785 sq ft



Garage  
Approx 27 sq m / 293 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

