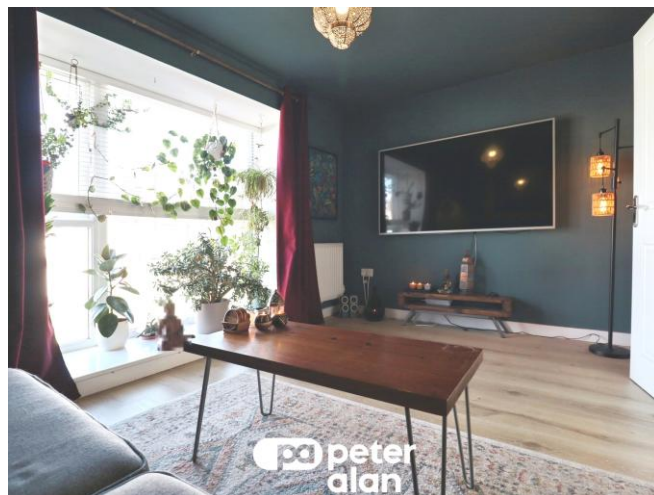




## Gwern Catherine, £325,000

- Three Bedroom Townhouse
- En-Suite to Master
- Study/Diner Spacious Kitchen
- Beautiful Garden
- Allocated Parking to Rear
- Great Location
- Modern Decor Throughout
- EPC Rating: B



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## About the property

This stunning Greyfriars-style three-bedroom townhouse offers modern, versatile living across three well-designed floors, perfect for growing families or professionals alike.

The ground floor features a bright and spacious open-plan kitchen/diner, ideal for both everyday living and entertaining. There is also a convenient downstairs study—perfect for home working—as well as a cloakroom/WC.

On the first floor, you'll find a welcoming living room with a striking floor-to-ceiling feature window, complete with a stylish seating ledge that floods the space with natural light. The principal bedroom is also located on this floor and benefits from a private en-suite shower room.

The top floor comprises two generously sized double bedrooms and a modern family bathroom, offering comfort and flexibility for family life or guests.

Externally, the property boasts a green rear garden, ideal for relaxing or outdoor dining. To the rear, there are two allocated parking spaces for added convenience.



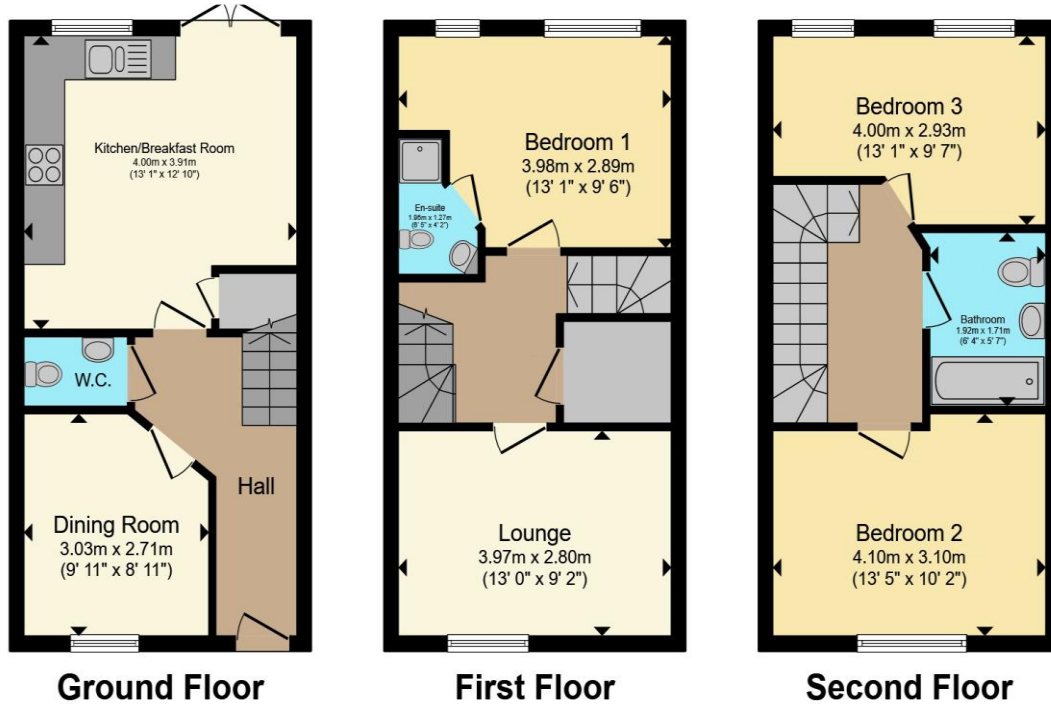
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Accommodation

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## Floorplan



Total floor area 98.2 m<sup>2</sup> (1,057 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)



## Important Information

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