



## Charmade, Llandegla, LL11 3AG - £295,000

Tenure: Freehold | EPC: TBC | Council Tax: F

NO ONWARD CHAIN - For Sale by Modern Auction - T & C's apply. Presenting this four bedroom detached family home, which boasts a spacious layout comprising of a welcoming entrance hall that leads into a generously sized reception room, this inviting space flows seamlessly into a bright conservatory, providing an additional area for family or quiet moments. The kitchen is complete with ample storage and workspace, opens onto a dedicated dining area. Upstairs, the property features four bedrooms, including a master suite with its own en-suite shower room and a further family bathroom. Externally the property offers a large garden, ample parking and garage. Positioned in a sought-after residential location, this home is within easy reach of local amenities, reputable schools, and transport links. Whether you are upsizing, relocating, or searching for your next family home, this property presents a fantastic opportunity to secure a spacious, well maintained house in a popular area. Early viewing is highly recommended to appreciate the generous proportions, versatile accommodation.



### Ground Floor

Floor area 98.6 sq.m. (1,062 sq.ft.)



### First Floor

Floor area 66.2 sq.m. (713 sq.ft.)

Total floor area: 164.9 sq.m. (1,775 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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