



## Heol Merlin, offers in excess of £375,000

- Modern Three Bedroom Detached Built 2013
- 18ft Lounge/Dining Room
- Downstairs Cloakroom/WC
- Open Plan 18ft Kitchen/Diner
- Good Size Corner Plot and Parking
- EPC Rating: Awaited



 3  3  2



## About the property

A modern three bedroom detached family home built in approximately 2012/2013, situated on a corner plot close to Llanishen village with a downstairs cloakroom, 18ft lounge/dining room, an open plan 18ft modern fitted kitchen/breakfast room and en-suite to the main bedroom. With off road parking.

## Accommodation

**Entrance Hall**

**Cloakroom / Wc**

**Lounge / Dining Room**

**Open Plan Kitchen**

**Landing**

**Bedroom One**



**En-Suite**

**Front / Rear Gardens**

**Bedroom Two**

**Off Road Parking**

**Bedroom Three**

**Family Bathroom**

**Outside**

## Floorplan



Total floor area 103.9 m<sup>2</sup> (1,118 sq.ft.) approx

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