



## Cemaes Road, fixed price £397,500

- Extended Family Home
- Sought After Location
- Balcony
- Garden Room
- Open Plan Lounge/Dining Space
- EPC Rating: C



4 1 1



## About the property

Presented for sale is this distinguished detached residence in a highly sought-after location, providing close proximity to nearby schools and local amenities. This well-maintained property is offered in good condition and delivers a blend of spacious living and versatile accommodation, perfect for contemporary family life.

On the ground floor, a welcoming open-plan reception room becomes the heart of the home. Flooded with natural light from large windows, this inviting space boasts a dedicated dining area and direct access to the garden, making it ideal for both everyday living and entertaining. The modern kitchen is well-appointed and benefits from an adjoining utility room, offering practical solutions for busy family routines.

The home features four bedrooms, including a generous master bedroom with its own en-suite, two additional double bedrooms, and a single bedroom—suitable for use as a study or a nursery.

A key highlight of this property is the expansive garden, which features a charming garden room, perfect for relaxing or as a home office. The property has a private balcony, allowing you to enjoy outdoor space with elevated views. Ample parking is provided, in addition to a single garage for vehicle storage or further utility space. The property also features a workshop to the left of the property.



## Accommodation

### Entrance Hallway

### Living/Dining Room

25' 6" Max x 12' 1" Max ( 7.77m Max x 3.68m Max )

### Kitchen

12' 1" Max x 10' 3" Max ( 3.68m Max x 3.12m Max )

### Utility

8' 9" x 6' 6" Min To Cupboard ( 2.67m x 1.98m Min To Cupboard )

### Downstairs W/C

### Bedroom 1

25' Max x 8' 8" Max ( 7.62m Max x 2.64m Max )

### En-Suite

### Balcony

### Bedroom 2

12' 1" x 11' 5" ( 3.68m x 3.48m )

### Bedroom 3

13' 7" Max x 11' 4" Max ( 4.14m Max x 3.45m Max )

### Bedroom 4

10' 8" Max x 9' 8" Max ( 3.25m Max x 2.95m Max )

### Garage

### Garden

### Garden Workshop

17' 2" x 8' 8" ( 5.23m x 2.64m )

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## Floorplan



Ground Floor



First Floor

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