



## Bron Las, £290,000

- No Chain
- Detached Family Home
- Driveway
- Nearby Transport Links
- Local Schools
- EPC Rating: C



 4  1  2



## About the property

This impressive four-bedroom detached home offers generous living space and a versatile layout, making it an ideal choice for families seeking both comfort and practicality. Set within a desirable residential location, the property features two well-proportioned reception rooms that provide excellent flexibility for formal dining, entertaining, or relaxed everyday living.

At the heart of the home is a spacious kitchen offering ample work surfaces and storage, perfectly complemented by a separate utility room that keeps household tasks organised and out of sight. To the rear, a bright and airy conservatory adds a superb additional living area, creating the perfect spot to unwind while overlooking the garden. A convenient downstairs toilet completes the ground floor accommodation.

Upstairs, the master bedroom benefits from its own en-suite shower room, offering a private and comfortable retreat. Three further bedrooms provide plenty of space for family members, guests, or a dedicated home office. The modern family bathroom serves the additional bedrooms and is fitted with contemporary fixtures to suit every need.

Outside, the property enjoys an enclosed rear garden, ideal for outdoor dining, gardening, or children's play.



## Accommodation

### Entrance Hallway

### Lounge

16' 7" x 9' 5" ( 5.05m x 2.87m )

### Living/Diner

25' 1" Max x 12' Max ( 7.65m Max x 3.66m Max )

### Kitchen

10' 8" x 9' 5" ( 3.25m x 2.87m )

### Utility

7' 2" x 5' 9" ( 2.18m x 1.75m )

### Downstairs W/C

### Conservatory

14' 1" Max x 8' 5" Max ( 4.29m Max x 2.57m Max )

### Bedroom 1

13' 10" Max x 11' 8" ( 4.22m Max x 3.56m )

### En-Suite

### Bedroom 2

10' 8" x 8' 5" ( 3.25m x 2.57m )

### Bedroom 3

10' 8" Max x 8' 2" Max ( 3.25m Max x 2.49m Max )

### Bedroom 4

7' 5" x 7' 2" ( 2.26m x 2.18m )

### Bathroom

### Garden

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## Floorplan



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