



## Pencoedre Road

£350,000

- COUNCIL TAX BAND - D
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- DORMA BUNGALOW - 3/4 BEDROOMS - 3 BEDROOMS IN LOFT CONVERSION
- ENCLOSED REAR GARDEN
- GARAGE & DRIVEWAY
- EPC Rating: Awaited



 3  3  2



## About the property

3/4 BEDROOM DORMA BUNGALOW - GARAGE - OFF ROAD PARKING. Close to local amenities, shops, parks, public transport routes, easy access to link roads, popular school catchments.

## Accommodation

### Hallway

### Wc

### Bathroom

8' 8" x 5' 10" ( 2.64m x 1.78m )

### Living Room

13' 1" x 11' ( 3.99m x 3.35m )

### Kitchen

10' 5" x 10' ( 3.17m x 3.05m )

### Lounge

15' 6" x 13' ( 4.72m x 3.96m )

### Dining Room

13' x 11' 9" ( 3.96m x 3.58m )



### **Bedroom One**

12' 6" x 11' 1" ( 3.81m x 3.38m )

### **Bedroom Two**

10' 10" x 10' 9" ( 3.30m x 3.28m )

### **Bedroom Three**

9' 11" x 8' 5" ( 3.02m x 2.57m )

### **Shower Room**

5' 11" x 4' 11" ( 1.80m x 1.50m )

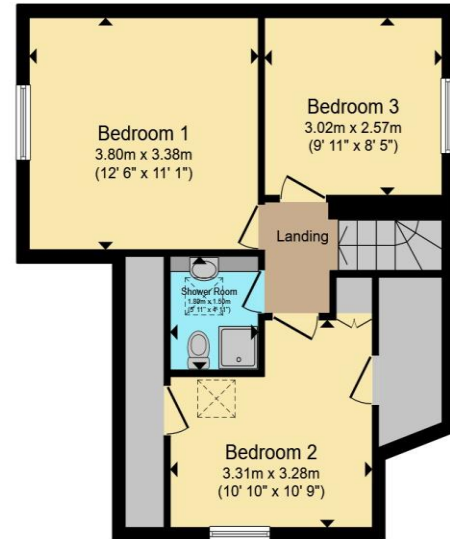
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 121.4 m<sup>2</sup> (1,307 sq.ft.) approx

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