



## Melyn Y Gors, £400,000

- LARGE CORNER PLOT
- EXTENDED TO THE REAR (Potential to extend further \*stpp\*)
- 3 DOUBLE BEDROOMS, CLOAK ROOM, EN SUITE & FAMILY BATHROOM
- COUNCIL TAX BAND - E
- PARKING FOR MULTIPLE VEHICLES
- EPC Rating: C



 3  2  2



## About the property

PENCOEDTRE VILLAGE -LARGER THAN AVERAGE CORNER PLOT - EXTENDED TO REAR - POTENTIAL TO ENTEND FURTHER \*stpp\* - 3 DOUBLE BEDROOMS, PLENTLY OF FAMILY LIVING AREAS.

## Accommodation

### Porch

### Entrance Hall

### Living Room

18' 6" Max x 16' 5" Max ( 5.64m Max x 5.00m Max )

### Kitchen/Diner

22' 7" Max x 22' 6" Max ( 6.88m Max x 6.86m Max )

EXTENDED TO THE REAR WITH BI-FOLDING DOORS TO REAR GARDEN - South west facing corner plot.

### Utility Room

10' 8" x 8' ( 3.25m x 2.44m )

### Wc

### Landing

### Bedroom One

14' 7" x 13' 7" ( 4.45m x 4.14m )

DOUBLE BEDROOM

### En Suite



**Bedroom Two**

13' 8" x 13' 2" ( 4.17m x 4.01m )

DOUBLE BEDROOM

01446 733224

barry@peteralan.co.uk

## Floorplan



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