



Pinkmove

Coed Camlas

Guide Price £425,000 - £435,000

- Guide Price £425,000 to £435,000
- Detached three-bedroom property
- Sought-after New Inn location
- Versatile garage conversion
- Spacious lounge, dining room & rear extension
- Downstairs WC
- EPC Rating: C



3 2 3

Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

We are delighted to present this beautifully presented three-bedroom detached property, located in the sought-after area of New Inn.

Ideally positioned with easy access to major road links, nearby bus routes, and a range of local amenities.

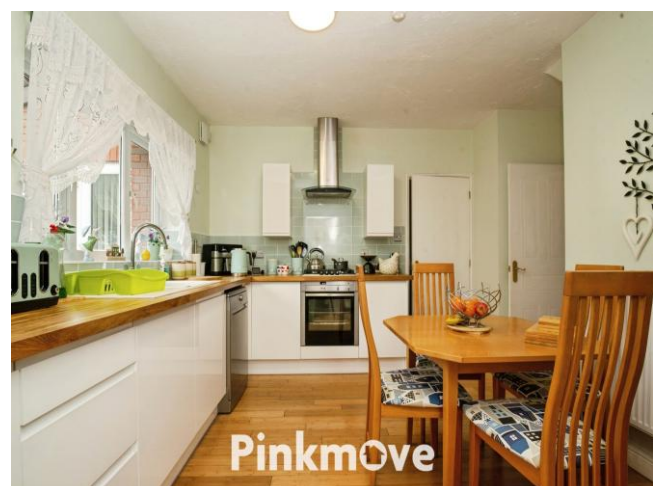
The property offers a spacious entrance hallway, leading to a thoughtfully converted garage which provides a versatile additional reception room, home office, or potential fourth bedroom. Off the hallway is a light and airy lounge, flowing through to a dining room and into a rear extension, ideal as a further sitting room with pleasant views and access to the rear garden.

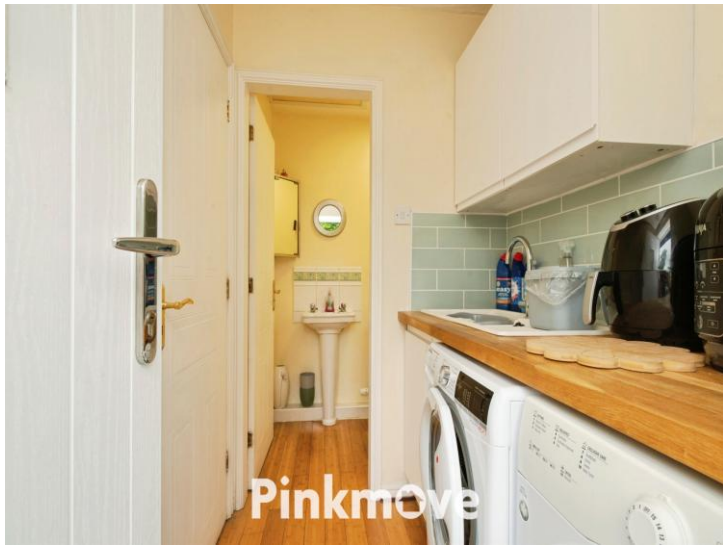
The generous kitchen is accessible from both the hallway and dining room and offers ample cupboard space. Further benefits include a utility room and a convenient downstairs WC, with additional access to the rear garden.

The garden itself is private, not overlooked, and ideal for relaxing or entertaining.

Upstairs, the property boasts a master double bedroom with en-suite, a second double bedroom, a well-proportioned single bedroom, and a large modern family shower room.

To the front of the property is a spacious driveway and a beautifully maintained garden, enhancing the home's kerb appeal.





Accommodation

Lounge

Living Room

Dining Room

Kitchen

Utility

Wc

Conservatory

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

Shower Room

01633 746088

team@pinkmove.co.uk

Pinkmove

Floorplan



Total floor area 132.4 sq.m. (1,425 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Pinkmove

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

