



## Cowbridge Road West, offers in the region of £260,000

- A spacious extended family home
- Off road parking
- Three bedrooms plus a loft room
- Located close to local amenities
- No onwards Chain
- Transport links to link road
- EPC Rating: E



3 1 1



## About the property

This EXTENDED FAMILY HOME offers three bedrooms plus a loft room, ideal for first-time buyers or families, features two spacious reception rooms, conservatory, large kitchen, downstairs cloakroom with shower and serene garden. this property must be viewed to be appreciated fully





## Accommodation

### Entrance

Enter the property into spacious hall way with doors leading to lounge, kitchen, cloakroom and stairs leading to first floor with understairs storage

### Lounge

26' 2" max x 11' 10" max ( 7.98m max x 3.61m max )

### Conservatory

4' 7" x 9' 7" ( 1.40m x 2.92m )

### Dining Room

9' 9" max x 11' 1" max ( 2.97m max x 3.38m max )

### Kitchen

20' 7" x 6' 9" ( 6.27m x 2.06m )

### Utility

### First Floor Landing

### Bedroom One

12' 11" x 10' min ( 3.94m x 3.05m min )

### Bedroom Two

17' 7" min x 6' 8" ( 5.36m min x 2.03m )

### Bedroom Three

9' 8" min x 10' 10" max ( 2.95m min x 3.30m max )

### Bathroom

### Loft Room

11' 7" max x 11' 5" max ( 3.53m max x 3.48m max )

### Rear Garden

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## Floorplan



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