



## Channel View, offers over £280,000

- Driveway and garage providing off road parking for multiple vehicles.
- For Sale with no onward chain
- Large rear garden
- Modern fitted kitchen and Utility Room
- Council tax band C
- Highly sought after location
- Well presented throughout.
- EPC Rating: C



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## About the property

A spacious four-bedroom semi-detached home situated in a popular area of Penygarn, offering multiple vehicle parking, a large rear garden, modern kitchen, utility room, and generous living accommodation throughout. Sold with no onward chain, making it an ideal family purchase.





## Accommodation

### Entrance Hallway

11' 9" x 5' 6" ( 3.58m x 1.68m )

### Lounge

24' x 13' 8" ( 7.32m x 4.17m )

### Dining Room

13' x 11' 8" ( 3.96m x 3.56m )

### Kitchen

11' 8" x 8' 5" ( 3.56m x 2.57m )

### Utility Room

9' 5" x 8' 5" ( 2.87m x 2.57m )

### Integral Garage

16' 1" x 6' 9" ( 4.90m x 2.06m )

### Landing

### Bedroom One

11' 8" x 11' 8" ( 3.56m x 3.56m )

### Bedroom Two

12' x 11' 6" ( 3.66m x 3.51m )

### Bedroom Three

11' 8" x 11' 6" ( 3.56m x 3.51m )

### Bedroom Four

8' 9" x 8' 9" ( 2.67m x 2.67m )

### Family Bathroom

9' x 8' 7" ( 2.74m x 2.62m )

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## Floorplan



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