



Coed Camlas

Guide Price £415,000 to £425,000

- Detached three-bedroom property
- Sought-after New Inn location
- Versatile garage conversion
- Spacious lounge, dining room & rear extension
- Downstairs WC
- EPC Rating: C



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About the property

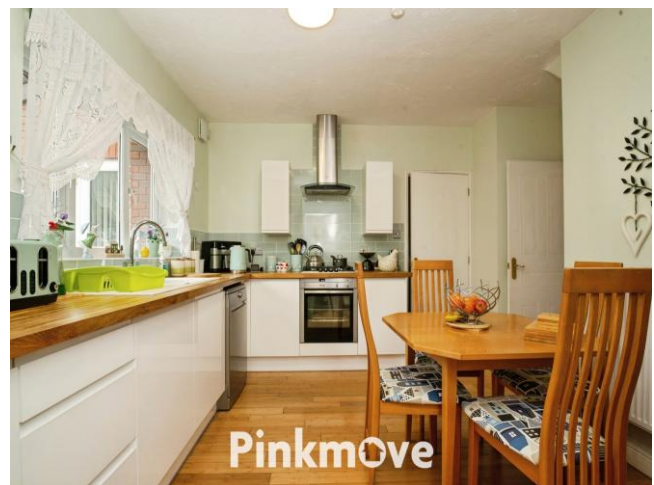
We are delighted to present this beautifully presented three-bedroom detached property, located in the sought-after area of New Inn. Ideally positioned with easy access to major road links, nearby bus routes, and a range of local amenities.

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

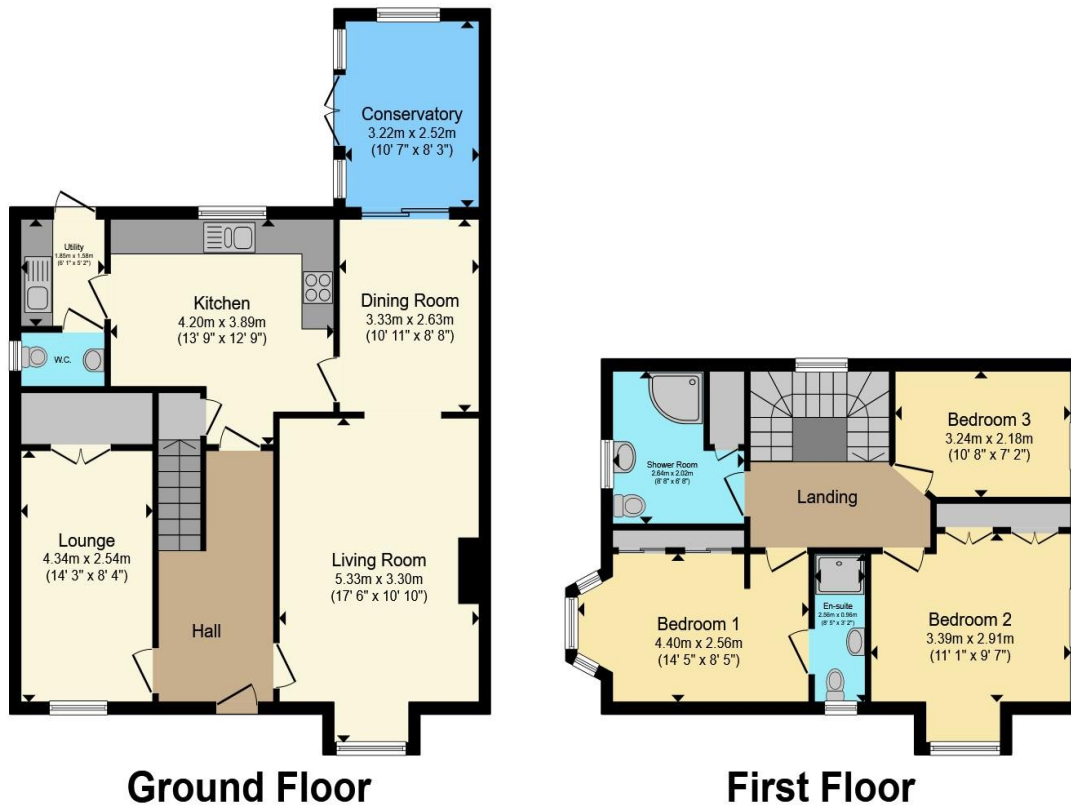
En-Suite

Bedroom 2

Bedroom 3

Shower Room

Floorplan



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

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