



## Llangattock Court offers in excess of £250,000

- Ground Floor Apartment
- Close Proximity To Town
- Two Bedrooms (One En-Suite)
- Allocated Parking Space
- Communal Garden Area
- EPC Rating: B



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## About the property

Modern ground floor apartment within close proximity to Town. Well presented and comfortably proportioned accommodation, Convenient allocated parking space. Communal garden seating area.

Much sought after ground floor apartment on the edge of Town, offering close proximity to central local amenities. The property benefits from a share of the Freehold. Well proportioned accommodation, with modern, tastefully decorated finish, including dimmer switches. Approached via the communal electronic front door, opens into the reception hall, which provides access to the apartment. The accommodation comprises; Sizeable 'L' shaped Inner Hallway having superb walk-in storage cupboard. Doors to following: Impressive 20ft length open plan Sitting Room/Dining and Kitchen area. Comfortable Living area with feature full height corner glazed panel and additional window to front aspect. The modern Kitchen area is fitted with a range of base and wall mounted units incorporating hob, oven, dishwasher and fridge/freezer, window to front. The principal Bedroom including wardrobe, benefits from an Ensuite Shower Room. The main Bathroom has a three piece suite. Secondary Bedroom, benefits from wardrobes and also has a window to side aspect. The property enjoys an allocated parking space, with the main carpark having three visitor spaces, along with pleasant seating areas within the communal grounds mainly set to the rear of the building.





## Accommodation

### Entrance Hall

### Sitting/Dining Room

15' 6" x 13' 7" (4.72m x 4.14m)

### Kitchen Area

13' 2" x 7' (4.01m x 2.13m)

### Bedroom One

12' 3" x 10' 8" (3.73m x 3.25m)

Inc wardrobe

### Ensuite Shower Room

### Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m)

### Bathroom

## Floorplan



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.focalagent.com](http://www.focalagent.com)

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