



Club Road, Trench

guide price £339,000

- Parking for multiple cars
- Good road links to M4 motorway network in both directions making Cardiff and Bristol an easy commute
- Spacious bedrooms
- Beautiful gardens
- Well presented throughout
- We have been advised that planning permission has been obtained for the addition of a ground floor



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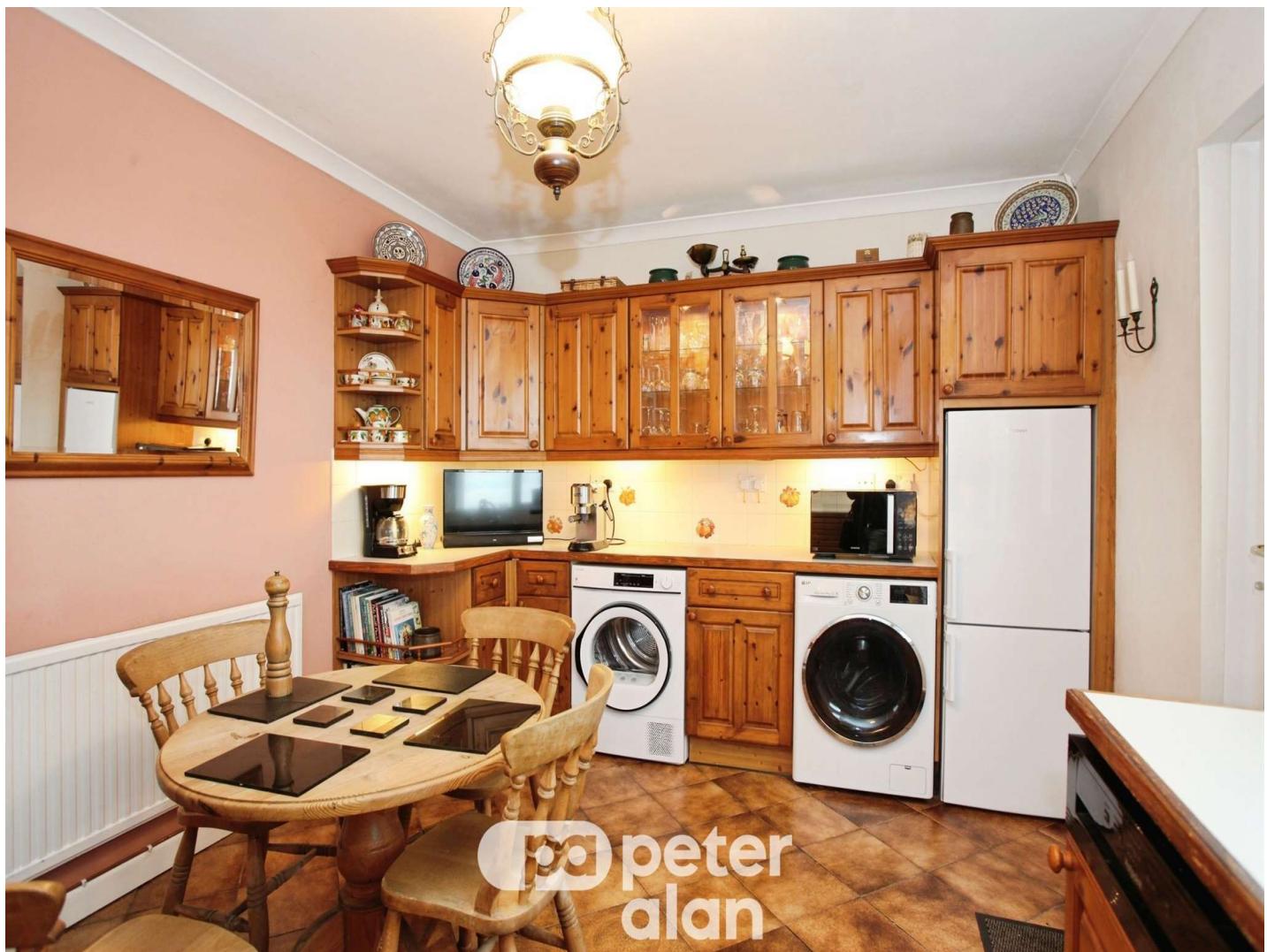


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EPC – D. Council Tax – D.



About the property

Well-presented detached home, offering four double bedrooms, large kitchen, living / dining room and sitting room, providing flexible family living. Externally, the property benefits from a large garden and parking for multiple vehicles. An excellent family home in a popular residential location.





Accommodation

Porch

Hallway

Kitchen

15' 5" x 10' 10" (4.70m x 3.30m)

Sitting Room

10' 10" x 10' 2" (3.30m x 3.10m)

Living/Dining Room

21' 8" x 10' 10" (6.60m x 3.30m)

Bedroom One

14' 9" x 10' 10" (4.50m x 3.30m)

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

Bedroom Three

10' 10" x 10' 2" (3.30m x 3.10m)

Bedroom Four

9' 2" x 8' 6" (2.79m x 2.59m)

Bathroom

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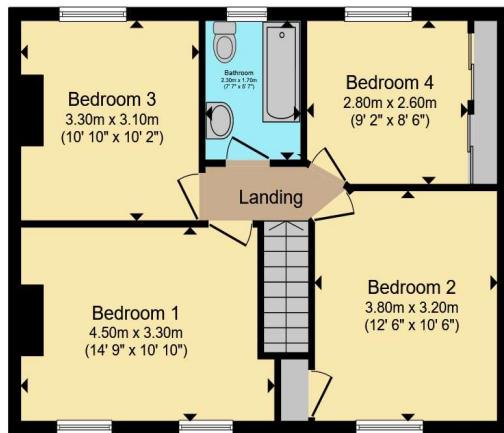
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Floorplan



Ground Floor



First Floor

Total floor area 113.4 m² (1,221 sq.ft.) approx

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