



## Swansea Road, offers in excess of £350,000

- Double Fronted Detached Home
- Ideal For Families
- Double Garage to Rear
- Long Driveway
- Modern Throughout
- EPC Rating: D



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## About the property

Available for sale is this beautifully presented family home situated in a popular village in Trebanos. Benefiting from a double garage to the rear, multiple reception rooms and modern throughout.







## Accommodation

### Ground Floor

#### Entrance Hall

#### Reception Room

11' x 10' 1" ( 3.35m x 3.07m )

#### Lounge

22' 8" max x 13' max ( 6.91m max x 3.96m max )

#### Kitchen

10' 9" x 12' 4" ( 3.28m x 3.76m )

#### Utility

8' x 6' 9" ( 2.44m x 2.06m )

#### Conservatory

12' 5" max x 14' max ( 3.78m max x 4.27m max )

#### W.C

### First Floor

#### Landing

#### Bedroom One

10' 3" x 11' 5" max ( 3.12m x 3.48m max )

#### Bedroom Two

10' 9" x 9' 3" ( 3.28m x 2.82m )

#### Bedroom Three

7' 7" x 14' 1" ( 2.31m x 4.29m )

#### Bathroom

### Exterior

#### Double Garage With Work Area

19' 4" x 10' 7" ( 5.89m x 3.23m )

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## Floorplan



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