



Coed Camlas

Guide Price £400,000 to £415,000

- Detached property well-presented throughout
- Sought-after New Inn location with great access to the Railway station, amenities and local schools
- Versatile garage conversion with storage to be used as an additional bedroom
- Spacious living room, dining room & conservatory with access out to the



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01633 746088
team@pinkmove.co.uk



About the property

We are delighted to present this beautifully presented three / four-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.

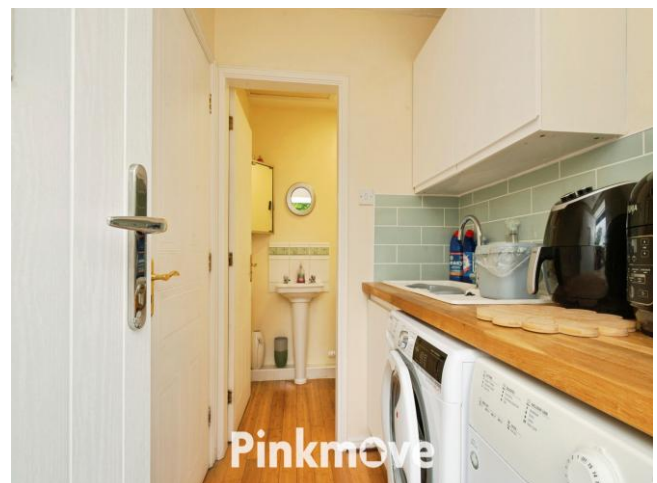
The property offers a spacious entrance hallway, leading to a thoughtfully converted garage which provides a versatile additional reception room, home office, or fourth bedroom. Off the hallway is a light and airy lounge, flowing through to a dining room and into a rear extension, ideal as a further sitting room with pleasant views and access to the rear garden.

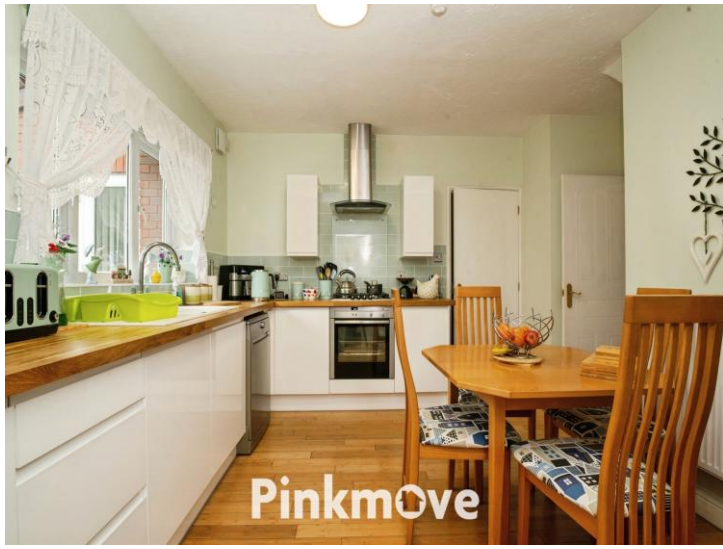
The generous kitchen is accessible from both the hallway and dining room and offers ample cupboard space. Further benefits include a utility room and a convenient downstairs WC, with additional access to the rear garden.

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 / Bedroom Four

Living Room

Dining Room

Kitchen

Utility

Wc

Conservatory

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

Shower Room

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



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

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

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Important Information

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