



## Clos Yr Alarch, offers in excess of £325,000

- AN EXTENDED SEMI-DETACHED
- FOUR BEDROOMS
- EN-SUITE AND CLOAKROOM
- LONG DRIVEWAY AND GARAGE
- GUIDE PRICE £330,000 TO £340,000
- EPC Rating: C



 4  2  1





## About the property

An extended four bedroom semi-detached property situated in a cul-de-sac within close proximity to schools, shops and public transport. The property benefits from a downstairs cloakroom, a large kitchen/breakfast room overlooking the garden, an en-suite.

### Hall

Double glazed door, stairs, radiator, carpet.

### Cloakroom

Double glazed window, wash hand basin, radiator, carpet.

## Accommodation

### Lounge

14' 4" Max x 12' 6" Max ( 4.37m Max x 3.81m Max )

Double glazed window to front, tv point, carpet, radiator.

### Kitchen/ Diner

15' 7" Max x 10' Max ( 4.75m Max x 3.05m Max )

Window and patio doors, deep understairs cupboard, modern wall and base units, wine rack, plumbing for washing machine, wall mounted Ideal boiler, stainless steel gas hob, electric oven and cooker hood. Space for table and chairs, radiator, tile effect laminate floor.

### Landing

Fitted storage, carpet, skimmed ceiling.





### Master Bedroom

15' 8" Max x 12' 8" Max ( 4.78m Max x 3.86m Max )

Accessed via small landing area. Situated on the second floor. Double glazed window, double glazed skylight, under-eave storage, radiator, carpet, skimmed ceiling and spot lights.

### En Suite

Skylight, low level w.c, vanity unit and wash hand basin with storage, shower cubicle, towel radiator, vinyl flooring, vented.

### Bedroom Two

9' 1" widens to 15'8 x 8' 8" Max ( 2.77m widens to 15'8 x 2.64m Max )

Two double glazed windows, one with deep sill. Radiator, carpet, skimmed ceiling.

### Bedroom Three

9' 4" Max x 8' 11" Max ( 2.84m Max x 2.72m Max )

Double glazed window, radiator, carpet, skimmed ceiling.

### Bedroom Four

8' 11" Max x 6' Max ( 2.72m Max x 1.83m Max )

Double glazed window, radiator, fitted carpet, skimmed ceiling.

### Bathroom

Double glazed window, panelled bath and shower, pedestal wash hand basin, w.c, towel radiator, tiled floor, skimmed ceiling, vented, shaver point.

### Front

Laid to lawn, covered porch, driveway.

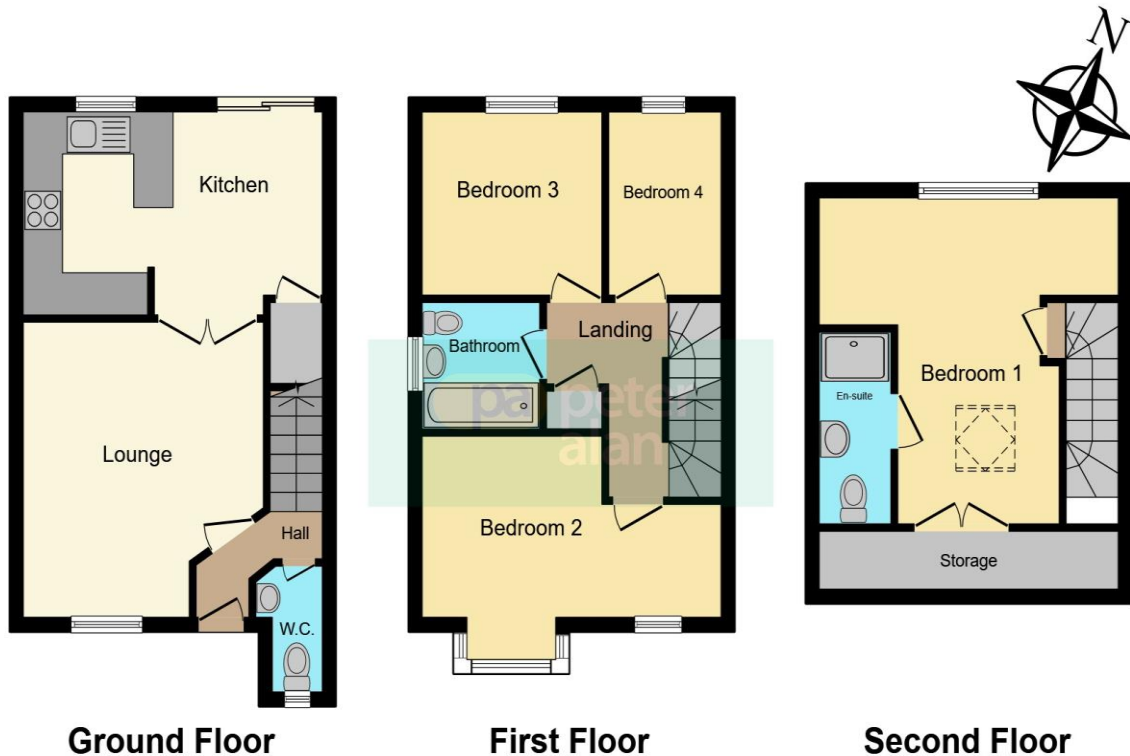
### Rear

Lawned, patio, enclosed fencing, shrub beds, side access.

### Detached Garage

Up and over metal door, side courtesy door.

## Floorplan



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