



## Glynneath Road

£280,000

- Deceptively Spacious Family Home
- Sizable Grounds
- Semi-Rural Location
- Double Garage & Ample Off Street Parking
- Well Presented Throughout
- EPC Rating: Awaited



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## About the property

The home is approached through a gated forecourt with side access available via vehicular gates or beside the double garage, with a sizable driveway to the front, through to an enclosed rear garden. The grounds contain mature shrubbery and lawns with log stores, flower beds and a summerhouse atop a decked patio. Internally, the property comprises of an entrance porch and hallway, with stairs to the landing and doors leading through to four reception rooms, with space for sitting rooms, dining areas and a conservatory ideal for a reading corner! To the rear is a modern fitted kitchen, utility room and ground floor shower room. The first floor houses all three, potentially double, bedrooms, the family bathroom and access to the converted loft space. Internal viewings are highly recommended to truly appreciate this beautiful family home!

## Accommodation

### Entrance Porch & Hallway

### Lounge

12' 1" Plus Bay Window x 11' 2" Plus Recess ( 3.68m Plus Bay Window x 3.40m Plus Recess )

### Dining Room

11' 8" x 9' 5" ( 3.56m x 2.87m )

### Middle Sitting Room

15' 3" x 10' 5" ( 4.65m x 3.17m )

### Conservatory

15' 1" x 6' 1" ( 4.60m x 1.85m )

### Kitchen

16' 4" x 9' 8" ( 4.98m x 2.95m )



### Utility Room

6' 1" x 5' 9" ( 1.85m x 1.75m )

### Ground Floor Shower Room/Wc

### Landing

### Bedroom One

13' 6" x 11' 4" ( 4.11m x 3.45m )

### Bedroom Two

13' 3" Max x 9' 8" ( 4.04m Max x 2.95m )

### Bedroom Three

10' 6" x 8' 8" Into Wardrobe ( 3.20m x 2.64m Into Wardrobe )

### Bathroom

### Converted Loft Space

16' 3" x 14' Max ( 4.95m x 4.27m Max )

### Garage

22' 4" x 15' 9" ( 6.81m x 4.80m )

## Floorplan



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