



Sunny Bank, ##Invalid £290,000

- Detached
- Four Bedrooms
- En-suite
- Double Garage
- Off Street Parking
- EPC Rating: E



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About the property

Peter Alan has the pleasure to offer for sale this four- bedroom detached property situated in a sought after area of Porth. With a spacious lounge area, the accommodation comprises of: Entrance hall, lounge, kitchen/diner, cloak/utility and office to the ground floor. Master bedroom with en-suite, three spacious bedrooms and family bathroom to the first floor. The property also benefits from a double garage (with electric shutter door) to the rear with lane access, summer house and workshop. The property is in convenient location, it is within easy access to all local amenities and transport links. There are open views to the rear of the property looking over the valley below.

Viewings are highly recommended!!!!!!!!!!

Accommodation

Entrance Hall

Wood effect laminate flooring, Smooth plastered walls,

Lounge

21' x 12' (6.40m x 3.66m)

Wood effect laminate flooring, Smooth plastered walls, Feature fireplace, Internal bi-folding doors to dining area, Large double glazed window to front aspect

Dining Room

9' x 12' (2.74m x 3.66m)

Ceramic tile flooring, Smooth plastered walls, Double glazed sliding door to rear aspect, Arch way leading to kitchen

Kitchen

11' x 13' (3.35m x 3.96m)

Ceramic tile flooring, Smooth plastered walls, Modern fitted wall and base kitchen units and island with built in storage, Integrated Gas hob with electric oven with extractor hood



above, Dishwasher, Washing machine, Double glazed window to rear aspect.

Office Room

7' 7" x 7' 3" (2.31m x 2.21m)

Wood effect laminate flooring, Smooth plastered walls, Double glazed window to front aspect

Wc

Vinyl flooring , Handwash basin, WC, Obscured double glazed window to right aspect

Master Bedroom

15' x 15' (4.57m x 4.57m)

(length narrowing to 11ft - Width narrowing to 12ft)

Wood effect laminate flooring, Smooth plastered walls with papered feature wall, Built-in wardrobe, Large double glazed window to rear aspect.

En-Suite

Ceramic floor and wall tiles, Walk-in shower, Handwash basin with central mixer tap, Wc, Obscured double glazed window to right aspect

Bedroom Two

9' x 12' (2.74m x 3.66m)

Wood effect laminate flooring, Smooth plastered walls, Double glazed window to front aspect

Bedroom Three

11' x 10' (3.35m x 3.05m)

(Length narrowing to 8ft - Width narrowing to 7ft)

Wood effect laminate flooring, Smooth plastered walls with paper feature wall, Double glazed window to rear aspect

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Floorplan

Important Information

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