



## Ty Pica Drive

£380,000

- HEART OF WENVOE - POPULAR SCHOOL CATCHMENT
- 3 DOUBLE BEDROOMS - VERSATILE LIVING AREAS
- COUNCIL TAX BAND - F
- POTENTIAL TO CONVERT LOFT WITH VAST SPACE \*stpp\*
- PARTIALLY CONVERTED GARAGE - UTILITY ROOM - ADDITIONAL RECEPTION ROOMS



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  1
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## About the property

MODERN THROUGHOUT - NO ONGING CHAIN -  
POTENTIAL TO CONVERT LOFT WITH VAST SPACE  
\*stpp\* - 3 DOUBLE BEDROOMS - VERSATILE LIVING  
AREAS.

## Accommodation

### Lounge

19' 11" x 12' 11" ( 6.07m x 3.94m )

### Dining Room

11' 11" x 9' ( 3.63m x 2.74m )

### Kitchen

13' 1" x 8' 5" ( 3.99m x 2.57m )

### Conservatory

16' 9" x 7' 9" ( 5.11m x 2.36m )



## Landing

## Bedroom One

13' 5" x 11' 1" ( 4.09m x 3.38m )

## Bedroom Two

10' 9" x 9' 5" ( 3.28m x 2.87m )

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## Floorplan



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