



## Lon-Y-Celyn, Whitchurch

£385,000

- GARAGE
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- REAR GARDEN
- EXCELLENT LOCATION
- LOFT ROOM
- EPC Rating: D



3 2 1



## About the property

A traditional bay fronted three bedroom semi-detached property situated at the end of a cul-de-sac on an enclosed corner plot with off road parking and garage. Walking distance of public transport, schools and shops. Potential for extension subject to the necessary planning permissions.





## Accommodation

### Entrance Hall

Entered via wooden double glazed door to hall, understairs cupboard, wood block floor.

### Lounge

12' 1" maximum x 14' into bay ( 3.68m maximum x 4.27m into bay )  
Good sized lounge, wood block floor, TV point and radiator, bay window to front.

### Dining Room

13' 9" x 11' 2" maximum ( 4.19m x 3.40m maximum )  
Wood block floor, TV point, radiator, double glazed patio doors giving access to the rear.

### Kitchen

8' 2" x 9' ( 2.49m x 2.74m )  
Fully fitted kitchen with plenty of wall and base units, stainless steel sink and drainer with mixer tap, plenty of work surfaces with tiled splashbacks over, electric oven with gas hob with cooker hood, space for fridge freezer, radiator, open through to rear inner hall with wall mounted central heating boiler, radiator and access to shower area.

### Landing

Stairs to first floor, double glazed window to the front, doors to:

### Bedroom One

14' into bay x 10' 5" ( 4.27m into bay x 3.17m )  
Stairs to first floor, double glazed window to the front, doors to:

### Bedroom Two

13' x 10' 10" ( 3.96m x 3.30m )  
Built-in wardrobes, radiator, window to rear.

### Bedroom Three

8' 2" x 8' 1" ( 2.49m x 2.46m )  
Wood block floor, access to loft room, radiator, window to rear.

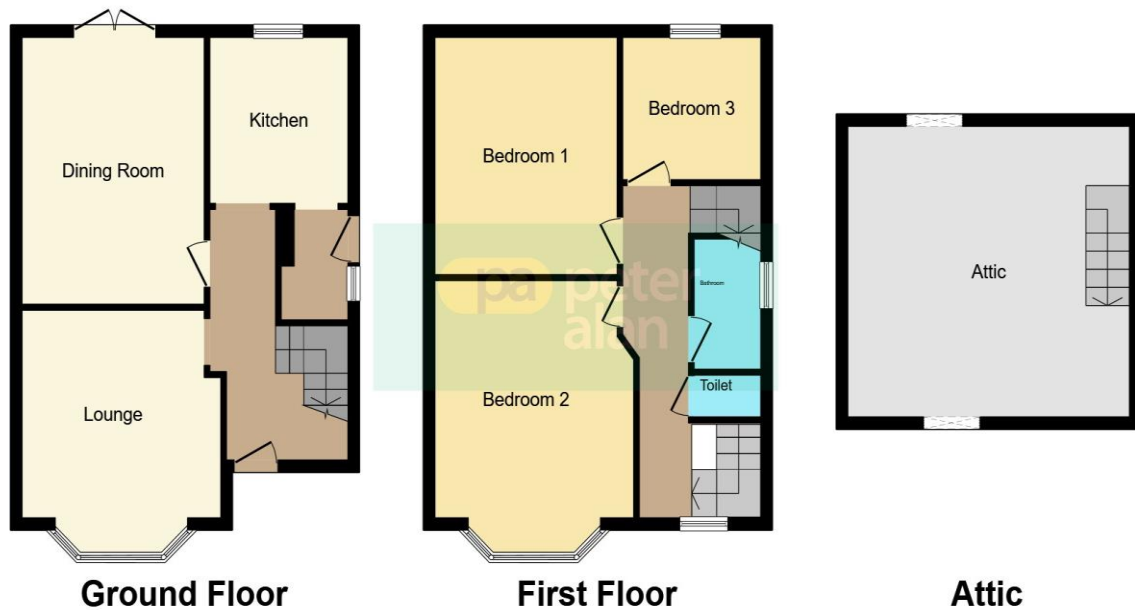
### Bathroom

7' 8" x 4' 6" ( 2.34m x 1.37m )  
White three-piece suite comprising free standing roll-top bath, pedestal wash hand basin, low level wc, heated towel rail, limestone floor.

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## Floorplan



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