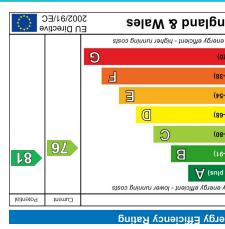
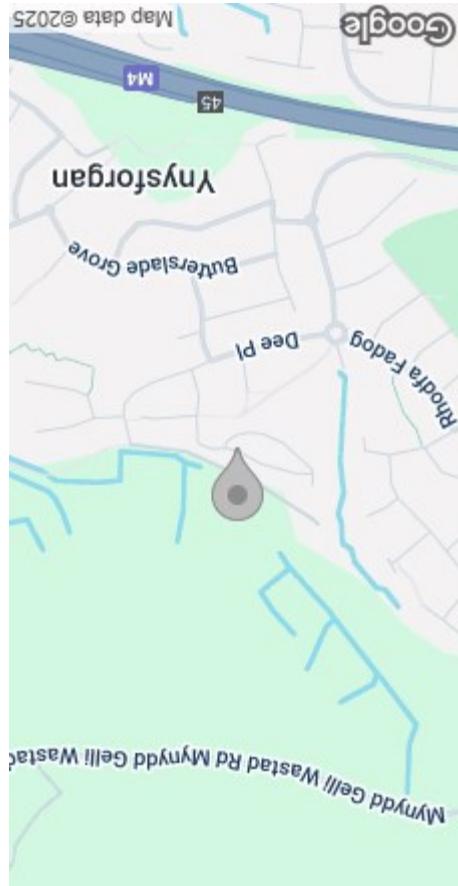


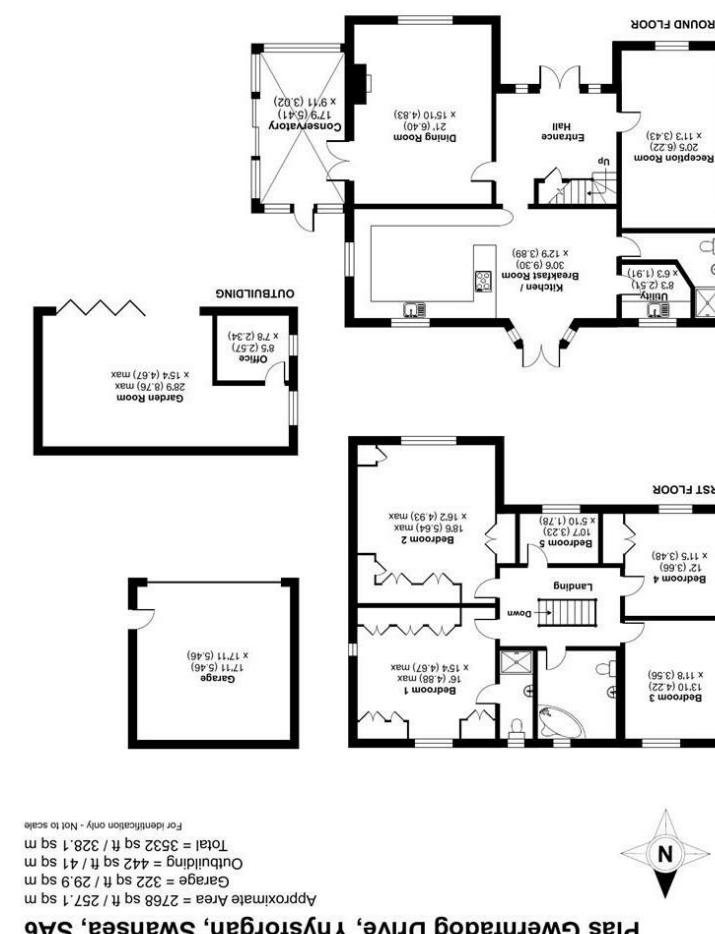
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Located in the desirable area of Ynysforgan, Plas Gwernfadog Drive presents an exceptional opportunity to acquire a beautifully presented detached house.

Upon entering, you are greeted by three well-appointed reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The modern fitted kitchen is a culinary delight, offering both functionality and elegance, ensuring that meal preparation is a pleasure.

The gallery landing adds a touch of sophistication, enhancing the overall aesthetic of the home. This residence features five spacious bedrooms, providing ample accommodation for family and guests alike. With three bathrooms, including en-suite facilities, convenience and privacy are assured for all occupants.

The property is set within a wrap-around garden, offering a serene outdoor space for relaxation and recreation. The spacious garden room further enhances the living experience, providing a versatile area that can be used for various purposes, from a playroom to a home office.

Parking is a breeze with space for up to eight vehicles, making it ideal for larger families or those who enjoy hosting gatherings.



FULL DESCRIPTION

Entrance

Entrance Hall

Reception Room
20'5 x 11'3 (6.22m x 3.43m)

Dining Room
21'0 x 15'10 (6.40m x 4.83m)

Conservatory
17'9 x 9'11 (5.41m x 3.02m)

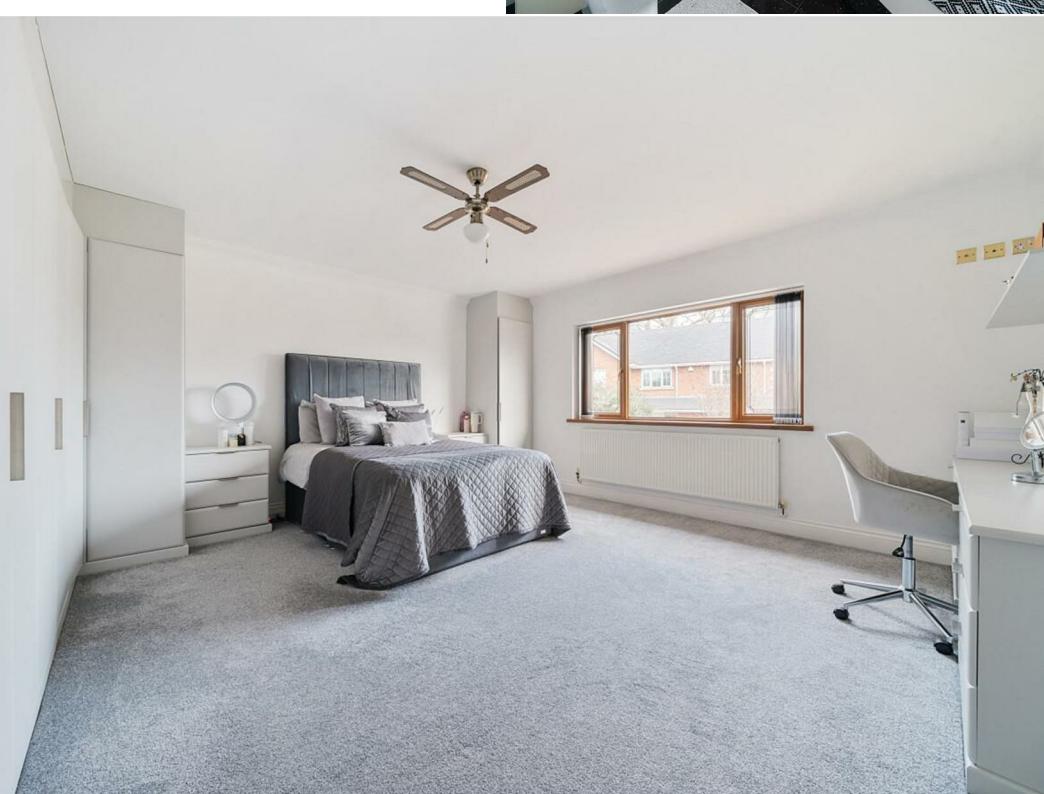
Kitchen/Breakfast Room
30'6 x 12'9 (9.30m x 3.89m)

Utility
8'3 x 6'3 (2.51m x 1.91m)

Shower Room

First Floor

Landing



Bedroom One
16'0 max x 15'4 max (4.88m max x 4.67m max)

En-suite

Bedroom Two
18'6 max x 16'2 max (5.64m max x 4.93m max)

Bedroom Three
13'10 x 11'8 (4.22m x 3.56m)

Bedroom Four
12'0 x 11'5 (3.66m x 3.48m)

Bedroom Five
10'7 x 5'10 (3.23m x 1.78m)

Bathroom

External

Garden Room
28'9 max x 15'4 max (8.76m max x 4.67m max)

Office
8'5 x 7'8 (2.57m x 2.34m)

Parking
17'11 x 17'11 (5.46m x 5.46m)
Driveway and garage (17'11 x 17'11)

Council Tax Band
H

EPC
C

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage.
Broadband - The current supplier is EE.
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, EE.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

