



## Draenen Ddu, £325,000

- Detached
- 3 Lounge Areas
- Ideal Family Home
- W.C
- Garage and Off Road Parking
- Freehold
- Close to M4
- Good Catchment Area For Schools
- EPC Rating: C



 4  2  2



## About the property

A spacious and characterful four-bedroom family home, ideally located in a sought-after spot within SA14. Tucked away in a great position, the property benefits from off-road parking and a garage with soundproofing, making it perfect for use as a home office, studio, or workspace.

Internally, the home offers generous and versatile living space, including three lounge areas, providing plenty of room for family life and entertaining. The kitchen is well laid out and complemented by a useful utility room and ground floor W.C.

Upstairs, the property comprises four bedrooms, including a main bedroom with en-suite, along with a family bathroom.

Externally, the garden provides a lovely outdoor space to enjoy and further enhances the appeal of this ideal family home.

Conveniently positioned close to local schools and with excellent links to the M4, this property combines space, character and practicality in a fantastic location.



## Accommodation

### Ground Floor

Hall

W.C

Kitchen

13' 2" x 11' 5" ( 4.01m x 3.48m )

Utility Room

6' 4" x 5' 8" ( 1.93m x 1.73m )

Lounge

11' 6" x 6' 9" ( 3.51m x 2.06m )

Lounge 2

12' 2" x 11' 4" ( 3.71m x 3.45m )

Study

11' 4" x 7' 10" ( 3.45m x 2.39m )

### First Floor

Bedroom 1

12' 1" x 9' 1" ( 3.68m x 2.77m )

Ensuite

Bedroom 2

11' 7" x 10' 4" ( 3.53m x 3.15m )

Bedroom 3

9' 7" x 7' 11" ( 2.92m x 2.41m )

Bedroom 4

8' 3" x 7' 10" ( 2.51m x 2.39m )

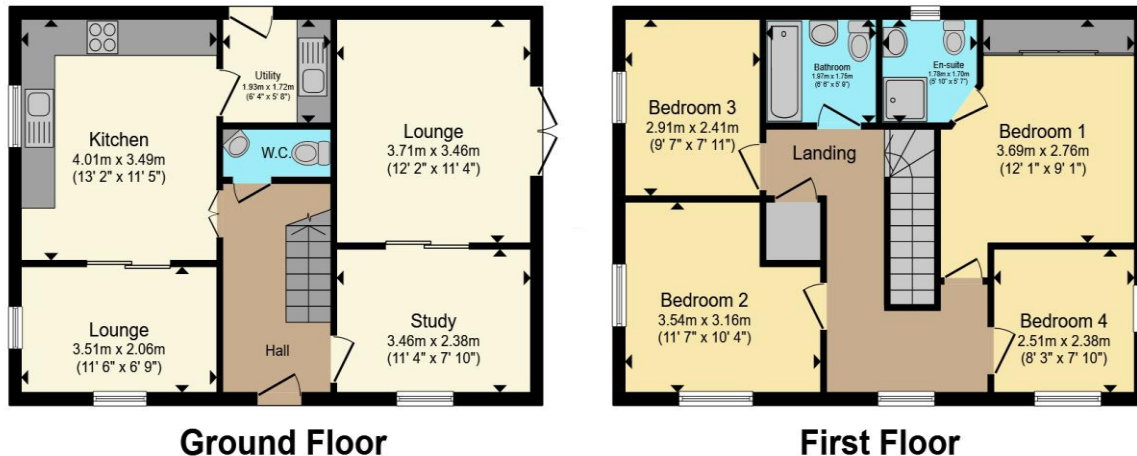
Bathroom

6' 6" x 5' 9" ( 1.98m x 1.75m )

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## Floorplan



Total floor area 112.4 m<sup>2</sup> (1,210 sq.ft.) approx

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