



Garnant House Trinity offers over £340,000

- Great Location
- Good Sized Bedrooms
- Close to Scenic Views
- Off Road Parking
- W.C
- Local Amenities Nearby
- Freehold
- EPC Rating: D



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About the property

Situated in the highly sought-after village of Penclawdd, this impressive detached four-bedroom family home enjoys a prime position on a quiet lane just off the main road, offering both privacy and easy access to the beautiful surrounding views the area is renowned for.

The property boasts generous off-road parking for up to four vehicles, making it ideal for growing families or those who love to entertain. Internally, the home offers spacious and versatile accommodation throughout. The ground floor features a welcoming lounge, a separate dining room perfect for family meals or hosting guests, and a large, well-appointed kitchen providing ample storage and workspace. A convenient utility room and ground floor W.C. add further practicality to this thoughtfully designed home.

Upstairs, all four bedrooms are generously proportioned, offering plenty of space for family living, home working, or guest accommodation. Each room provides a bright and airy feel, making the upper floor both comfortable and functional.

Located in a fantastic area close to local amenities, reputable schools, and scenic coastal walks, this property perfectly combines village charm with everyday convenience. An excellent opportunity to secure a substantial family home in one of the area's most desirable locations.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Lounge

15' 11" x 12' 6" (4.85m x 3.81m)

Dining Room

11' 11" max x 11' 7" max (3.63m max x 3.53m max)

Kitchen

12' 8" x 11' 10" (3.86m x 3.61m)

Utility Room

12' max x 8' 1" max (3.66m max x 2.46m max)

W.C

Bedroom 1

12' max x 11' 9" max (3.66m max x 3.58m max)

Bedroom 2

12' max x 9' 1" (3.66m max x 2.77m)

Bedroom 3

12' x 8' 9" (3.66m x 2.67m)

Ensuite

Bedroom 4

12' max x 5' 9" max (3.66m max x 1.75m max)

Bathroom

8' 11" x 7' 10" (2.72m x 2.39m)

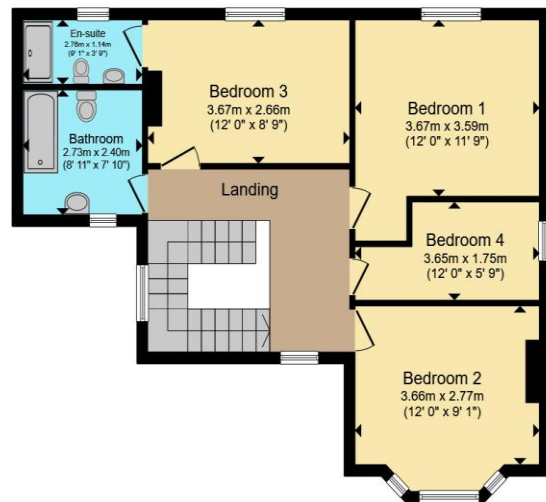
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Floorplan



Ground Floor



First Floor

Total floor area 130.8 m² (1,408 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Important Information

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