



Viaduct Road, Garndiffaith offers in the region of £490,000

- Generous and versatile living accommodation throughout
- Unique mezzanine-style master bedroom
- Private decked area accessed from one bedroom
- Spacious kitchen/dining area – ideal for family living
- Hidden seating areas for relaxation
- Off road parking with Garage
- EPC Rating: C. EPC: C

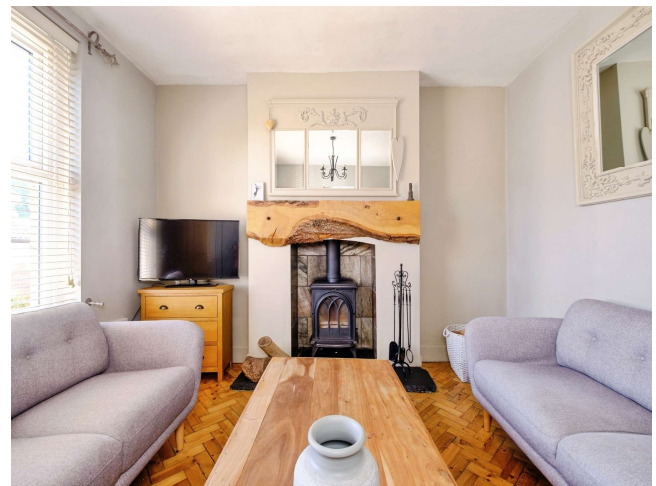


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About the property

A spacious four double bedroom detached family home set in the popular area of Viaduct Road, Garndiffaith. Featuring a generous kitchen/dining area, two large reception rooms, and a unique mezzanine master bedroom, this property is ideal for modern family living.





Accommodation

Hallway

Shower Room

Kitchen/ Dining Room

23' 4" x 13' 6" (7.11m x 4.11m)

Living Room

14' 5" x 13' 5" (4.39m x 4.09m)

Living Room

13' 5" x 13' 1" (4.09m x 3.99m)

Bedroom One

14' 2" x 13' 5" (4.32m x 4.09m)

Bedroom Two

13' 5" x 13' 1" (4.09m x 3.99m)

Bedroom Three

14' 5" x 13' 5" (4.39m x 4.09m)

Office Space

12' 6" x 7' 7" (3.81m x 2.31m)

Master Bedroom

11' 2" x 11' 2" (3.40m x 3.40m)

Store

13' 5" x 11' 2" (4.09m x 3.40m)

Shower Room

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 215.8 m² (2,323 sq.ft.) approx

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