



## Suran Y Gog, £425,000

- COUNCIL TAX BAND - E
- MODERNISED THROUGHOUT - SHOW HOME CONDITION
- LANDSCAPED REAR GARDEN - SOUTH FACING
- PENCOEDTRE VILLAGE
- DRIVEWAY TO FRONT
- EPC Rating: D



 4  1  2



## About the property

Well-located family home situated in the sought-after Pencoedtre Village, offering versatile living accommodation, south-facing rear garden and excellent access to schools, amenities and transport links including the M4 corridor.

## Accommodation

### Entrance Hall

### Sitting Room

16' 2" x 11' 1" ( 4.93m x 3.38m )

### Snug/Study/Playroom

11' 3" x 8' 8" ( 3.43m x 2.64m )

### Dining Room

10' 11" x 7' 7" ( 3.33m x 2.31m )

### Kitchen



11' 2" x 8' 9" ( 3.40m x 2.67m )

**W.C**

**Utility Area**

**Landing**

**Bedroom 1**

13' 2" x 11' 2" ( 4.01m x 3.40m )

**En Suite**

**Bedroom 2**

12' 8" x 8' 8" ( 3.86m x 2.64m )

**Bedroom 3**

9' x 7' 8" ( 2.74m x 2.34m )

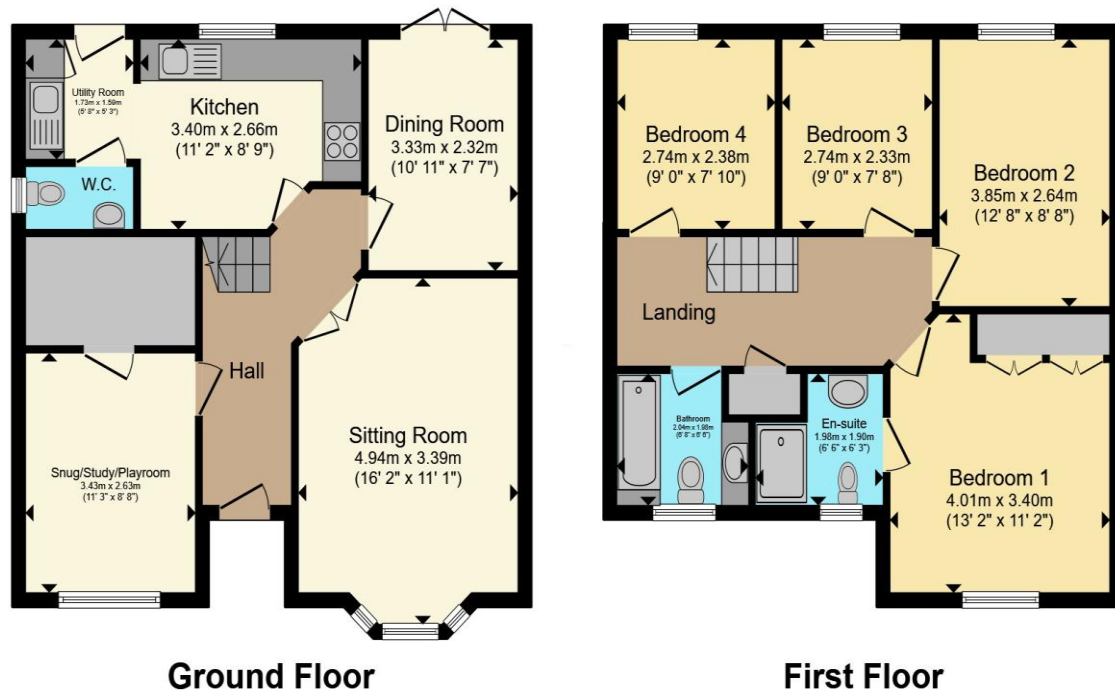
**Bedroom 4**

9' x 7' 8" ( 2.74m x 2.34m )

**Bathroom**

**Outside**

## Floorplan



Total floor area 105.3 m<sup>2</sup> (1,134 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](http://www.propertybox.io)

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