



## Moelgilau Lodge

**£450,000**

- Council Tax Band - E
- No Chain
- Detached
- Scenic Views
- Viewing Recommended
- EPC Rating: E



 3  2  2





## About the property

The property's location near schools and shops, along with easy access to the M4 motorway within a 10-minute drive, ensures convenient living. Modern, open-plan living with a range of high-end internal and external features that elevate comfort and lifestyle.

## Accommodation

### Entrance Hall

Tiled cloakroom area, Hallway with remaining radiator covers matching woodwork

### Living Room

13' 1" x 12' 2" ( 3.99m x 3.71m )

LVT parquet flooring, Electric Bluetooth fire, Built-in alcove storage, Sliding pocket doors to the kitchen, open plan

### Kitchen

17' 9" x 14' 9" ( 5.41m x 4.50m )

Quartz worktops, Kitchen island with waterfall-style quartz, Boiling hot water tap, Rising cooler extractor fan, Slide and hide pantry cupboard, Full-size integrated fridge and freezer, Laundry cupboard with washer storage, Bifold doors to garden. Lots of kitchen storage

### Second Sitting Room

9' 10" x 12' 10" ( 3.00m x 3.91m )



Built-in alcove storage, LVT parquet flooring

## Bathroom

Family bathroom with freestanding bath, Floor tap, Separate shower with waterfall shower head, Electric light-up mirror, Underfloor heating, Perimeter feature lighting, Large storage cupboard

## Bedroom One

12' 1" x 12' 3" ( 3.68m x 3.73m )

Double-sized room with remaining wardrobes, En-suite with storage and electric light-up mirror

## Bedroom Two

14' 9" x 10' 7" ( 4.50m x 3.23m )

Double-sized bedroom with double built-in wardrobes, Overlooking the property side

## Bedroom Three

14' 9" x 10' 6" ( 4.50m x 3.20m )

Double bedroom with large built-in wardrobes, Views of the rear garden

## Garage

Garage with rear entry via garage door

## Garden

Spacious garden with astro turf, Pergola with fairy lights and electric patio heaters, Views of fields and horses, Large fire pit area with seating

## Driveway

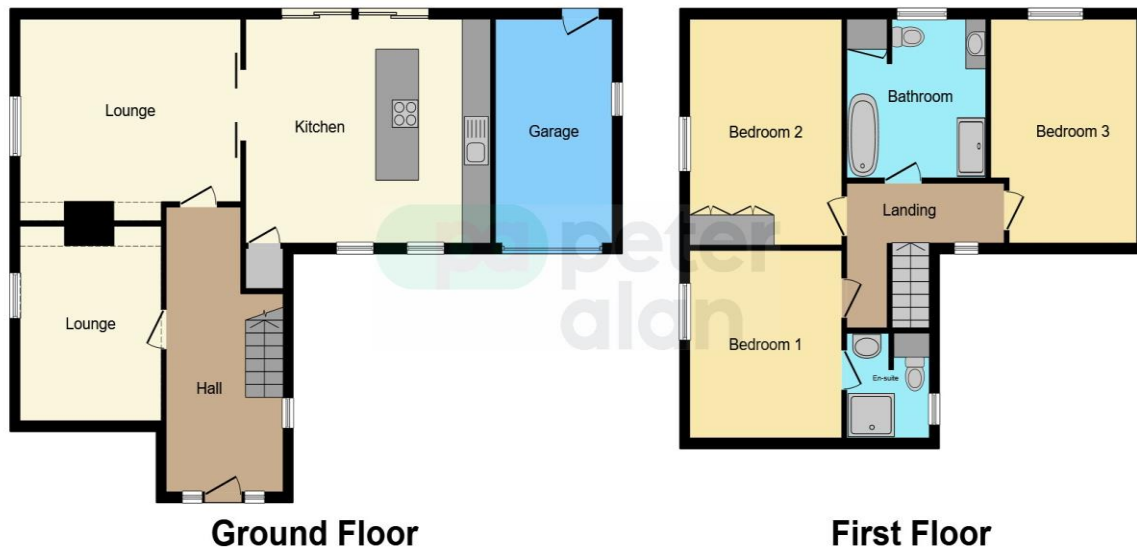
Gated driveway with parking for up to 5/6 cars, entrance on to country lane, overlooking fields



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## Floorplan



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