



Roman Way, offers in excess of £325,000

- Charming village location
- Extended semi-detached property
- Well presented both internally and externally
- Delightful garden with terrace and work studio
- Garage, linked with additional room
- EPC Rating: D



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About the property

Well presented property enjoying pretty village setting. Carefully extended, offering flexible living space. Extensive rear terrace and lawned garden with Studio ideal for home office.

Situated within the well served, pretty village of Trelleck, with Primary School, Doctor's surgery, Church and popular Pub.

The original property has undergone modernisation and benefits from a carefully designed extension, creating a deceptively spacious home. The ground floor in particular, offers a versatile layout, with superb open plan Kitchen and Dining Room with sliding doors opening out to the delightful landscaped garden, with extensive paved terrace and comfortable work Studio, along with a garden shed. There is driveway parking to the front, leading to the Garage.

In more detail the accommodation comprises: Approached via an Entrance Porch, with door leading into the Reception Hall, with staircase to the upper floor, doors to the following; Sitting Room offering feature fireplace with wood burner. Open plan 18ft length Kitchen/Breakfast Area plus Dining Room area. Fitted with a range of base and wall mounted units, comprising cupboards and drawers, with integrated dishwasher and eye level oven, separate hob. Beautifully flowing through to the Dining Area which also has a window overlooking the terrace, and sliding doors leading out to the garden. From the Kitchen is a door through to a substantial Utility Area, with Hallway having external door to front. The room would also serve as a good hobbies space. Separate Cloakroom and door leading out to secluded terrace. On the First Floor, there is a modern Shower Room and three Bedrooms.





Accommodation

Entrance Porch

Reception Hall

Sitting Room

12' max x 12' (3.66m max x 3.66m)

Kitchen/Breakfast Room

18' x 9' (5.49m x 2.74m)

Dining Room

9' x 9' (2.74m x 2.74m)

Utility Room

12' x 12' max (3.66m x 3.66m max)

Cloakroom

First Floor

Bedroom 1

10' x 11' (3.05m x 3.35m)

Bedroom 2

9' x 10' (2.74m x 3.05m)

Bedroom 3

8' x 7' (2.44m x 2.13m)

Shower Room

Garage

Outside:

The property is approached over a driveway, which leads to the garage, with path and additional area to side. The rear garden benefits from an attractive terrace, ideal area for entertaining and appreciating the semi rural aspect. Steps lead down to the lawned garden, with mixed planted shrubs, creating interest. Set to one side is a useful Garden Shed/Workshop. Also a pleasant Studio, ideal for relaxation, home office or creative hobby activities.

Floorplan



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