



## Gwern Catherine, £310,000

- Three Bedroom Townhouse
- En-Suite to Master
- Study/Diner Spacious Kitchen
- Beautiful Garden
- Allocated Parking to Rear
- Great Location
- Modern Decor Throughout
- EPC Rating: B



 3  2  2

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## About the property

This stunning Greyfriars-style three-bedroom townhouse offers modern, versatile living across three well-designed floors, perfect for growing families or professionals alike.

The ground floor features a bright and spacious open-plan kitchen/diner, ideal for both everyday living and entertaining. There is also a convenient downstairs study—perfect for home working—as well as a cloakroom/WC.

On the first floor, you'll find a welcoming living room with a striking floor-to-ceiling feature window, complete with a stylish seating ledge that floods the space with natural light. The principal bedroom is also located on this floor and benefits from a private en-suite shower room.

The top floor comprises two generously sized double bedrooms and a modern family bathroom, offering comfort and flexibility for family life or guests.

Externally, the property boasts a green rear garden, ideal for relaxing or outdoor dining. To the rear, there are two allocated parking spaces for added convenience.



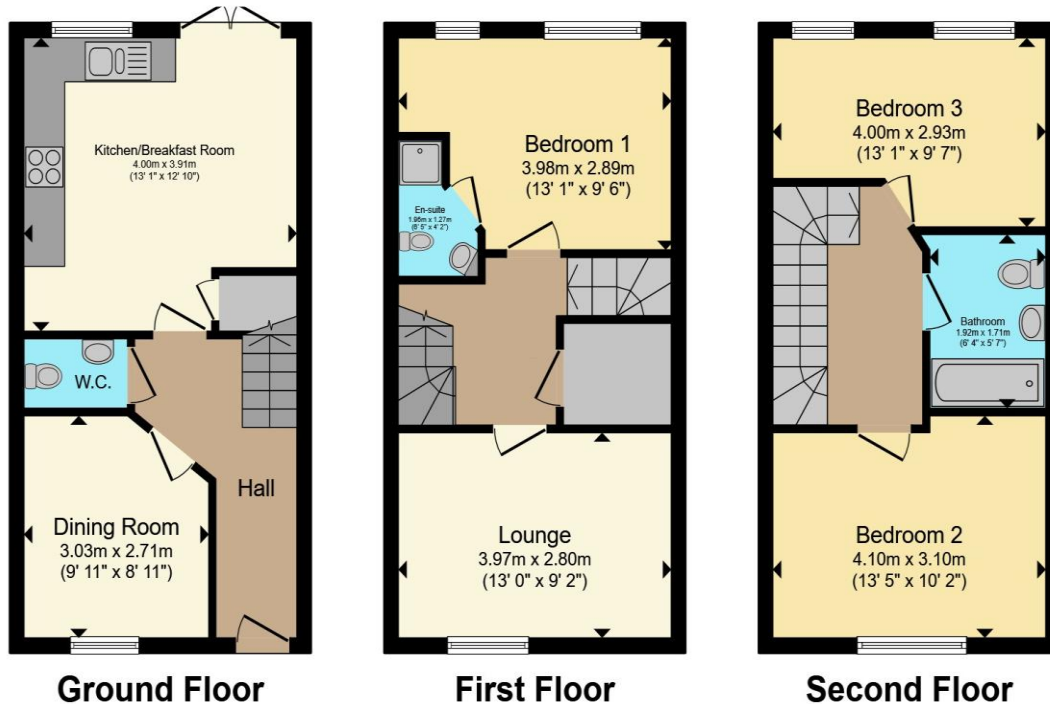
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Accommodation

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## Floorplan



Total floor area 98.2 m<sup>2</sup> (1,057 sq.ft.) approx

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