



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

Ideally positioned within the highly desirable Pencoedtre Village, this family home features flexible living space, a south-facing rear garden, and superb access to schools, everyday amenities, and the M4 transport 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

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

Utility Area

Bedroom 3

Landing

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

Bedroom 1

Bedroom 4

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

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

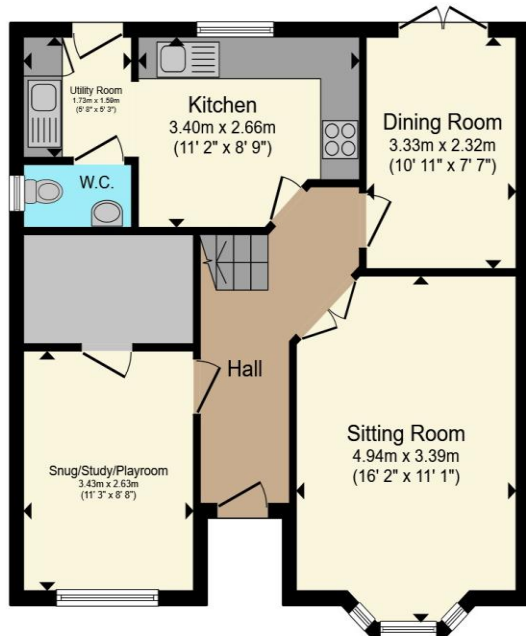
En Suite

Bathroom

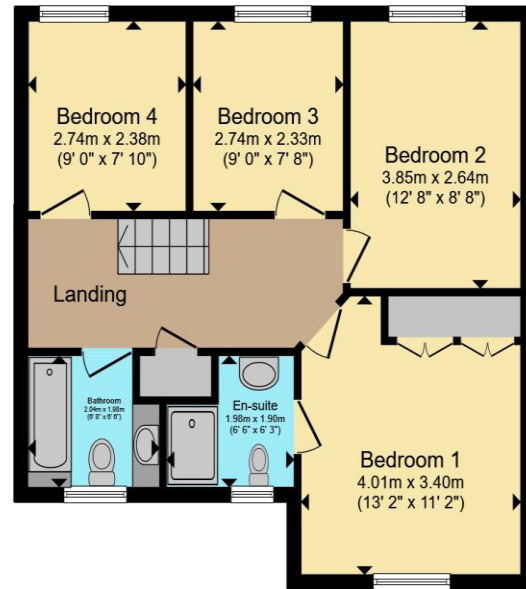
Bedroom 2

Outside

Floorplan



Ground Floor



First Floor

Total floor area 105.3 m² (1,134 sq.ft.) approx

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