


# Somerset Road,

## guide price £270,000-£280,000

- Guide Price £270,000 to £280,000
- Four-bedroom terraced home with three doubles and one single bedroom
- Spacious lounge and dining room with feature fireplace
- Modern family bathroom plus downstairs shower room
- Large utility room and spacious hallway with useful storage
- Generous rear garden with patio, close to schools, amenities, and M4 links
- EPC Rating: C




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# About the property




This spacious and characterful four-bedroom terraced home is perfect for growing families, offering generous accommodation throughout. Boasting three double bedrooms and one single bedroom, the property combines traditional charm with practical living.

The welcoming entrance hallway features useful storage and impressive high ceilings, creating a wonderful sense of space. The ground floor comprises a comfortable lounge, a separate dining room with a feature fireplace, a fitted kitchen, and a large utility room. A convenient downstairs shower room is accessed from the utility area.

Upstairs, the property offers four well-proportioned bedrooms and a modern family bathroom.

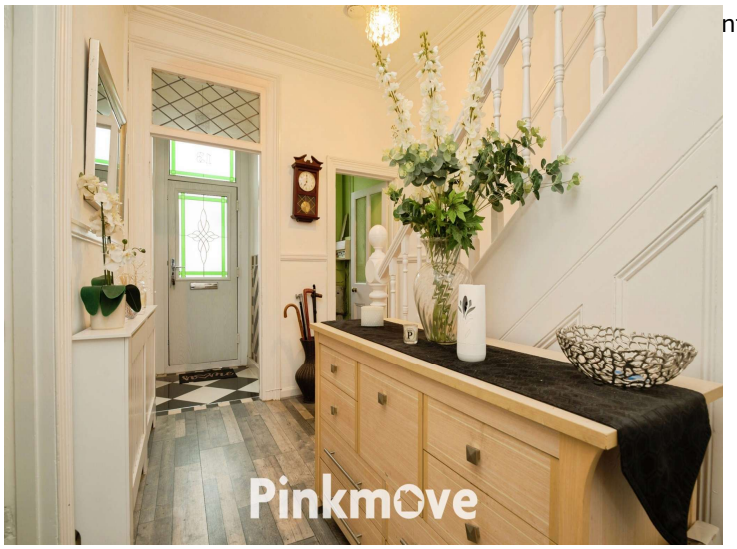
Externally, the home benefits from a large rear garden with a patio area, ideal for outdoor dining, entertaining, or family enjoyment.




Conveniently located close to local schools, shops, and everyday amenities, the property also offers excellent access to the M4 motorway, making it an excellent choice for commuters travelling to Cardiff, Bristol, and beyond.

Offering spacious accommodation, period features, and a highly convenient location, this fantastic family home must be viewed to be fully appreciated.

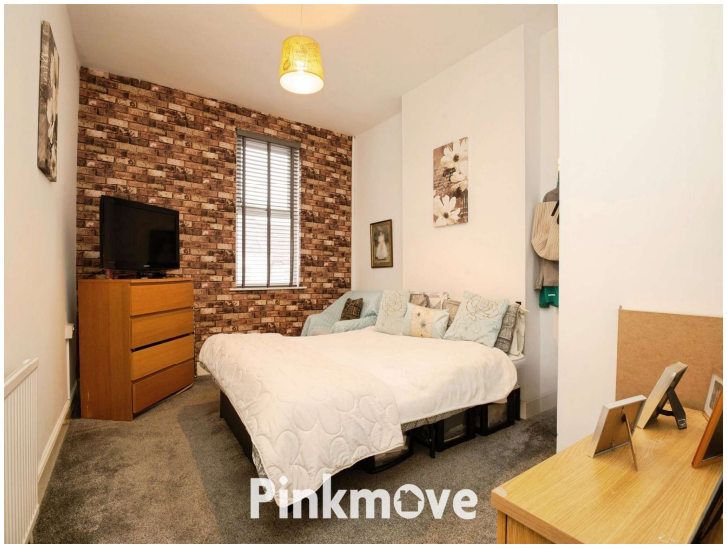
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# Accommodation

**Hall**

**Living Room**
17' 2" x 15' ( 5.23m x 4.57m )
Max Measurements

**Kitchen**
14' 9" x 11' 5" ( 4.50m x 3.48m )

**Dining Room**
13' x 11' 11" ( 3.96m x 3.63m )
Max Measurements

**Utility**
13' 9" x 6' 3" ( 4.19m x 1.91m )

**Shower Room**
7' x 6' 2" ( 2.13m x 1.88m )

**Landing**

**Bedroom 1**
17' x 11' 5" ( 5.18m x 3.48m )
Max Measurements

**Bedroom 2**
14' 6" x 10' 10" ( 4.42m x 3.30m )
Max Measurements

**Bedroom 3**
13' 9" x 10' 6" ( 4.19m x 3.20m )
Max Measurements

**Bedroom 4**
10' 1" x 7' 6" ( 3.07m x 2.29m )
Max Measurements

**Bathroom**

**Agent Note:**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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# Floorplan




Total floor area 151.2 sq.m. (1,628 sq.ft.) approx

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