





70 Llys Derwen, Higher Kinnerton

£480,000

STUNNING DETACHED BUNGALOW • SUPERBLY PRESENTED THROUGHOUT • FLEXIBLE LIVING • SOUGHT AFTER LOCATION • NEWLY FITTED KITCHEN • VIEWING HIGHLY RECOMMENDED • CHECK OUT THE VIRTUAL TOUR • NO ONWARD CHAIN

CHANGING HOME

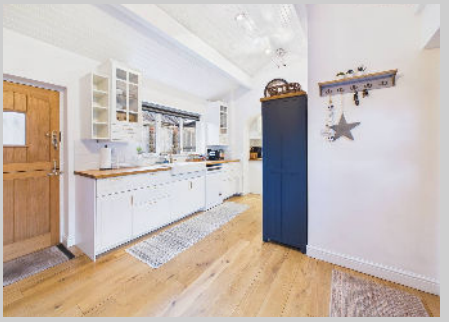
Superb four-bed detached bungalow with modern kitchen, flexible living spaces, and no onward chain. Sought-after location near amenities, schools, and transport. Viewing highly recommended.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

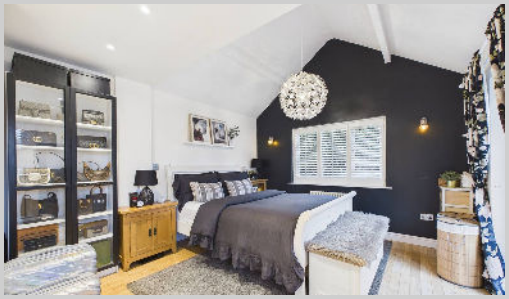






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Kitchen/Breakfast Room
14' 10" x 11' 0" (4.52m x 3.35m)
Accessed via an Oak front door. A very spacious dual purpose room with partly vaulted and beamed ceiling. There are also some exposed brick walls. A newly fitted, stylish and bright kitchen has an extensive range of fitted floor and wall units together with a belfast style double sink unit. Timber worktops and partly tiled walls. Induction hob with extractor over. Recessed spotlights and 2 radiators. Exposed and stained floorboards. 2 double glazed windows. An Oak stable type door leads to the rear.

Living Room
12' 4" x 15' 7" (3.76m x 4.75m)
A beautiful main reception with a vaulted ceiling. With a wood burning stove within a brick fireplace with slate hearth and timber mantle. 2 wall light points. 2 radiators and double glazed French doors onto the rear garden. wood effect laminate floor and double glazed window.

Dining Room
15' 7" x 12' 9" (4.75m x 3.89m)
A large dining room with 2 radiators, coved ceiling and double glazed French doors onto the rear garden. Wood effect laminate floor and recessed spotlights.

Study/Bedroom 4
10' 8" x 8' 6" (3.25m x 2.59m)
With recessed spotlights, radiator and double glazed window.

Conservatory
9' 11" x 13' 9" (3.02m x 4.19m)
With a timber floor, glass roof and UPVC double glazed windows and door.

Utility Room
6' 3" x 4' 9" (1.91m x 1.45m)
With space for a washing machine and tumble dryer. Two storage cupboards. Wood effect laminate floor and frosted double glazed window.

Inner Porch
A small inner porch with double fitted mirrored wardrobes, recessed spotlight, double glazed window and wood effect laminate floor.

Cloakroom
With a white suite of a WC and wash hand basin. Oak floor.. Radiator, partly tiled walls and partly timber clad walls. Frosted double glazed window.

Lobby
With recessed spotlights, radiator, wood effect laminate floor and 2 double glazed windows.

Bedroom Three
9' 9" x 8' 4" (2.97m x 2.54m)
Currently used as an office and with a double glazed window with fitted shutters. Radiator and loft access.

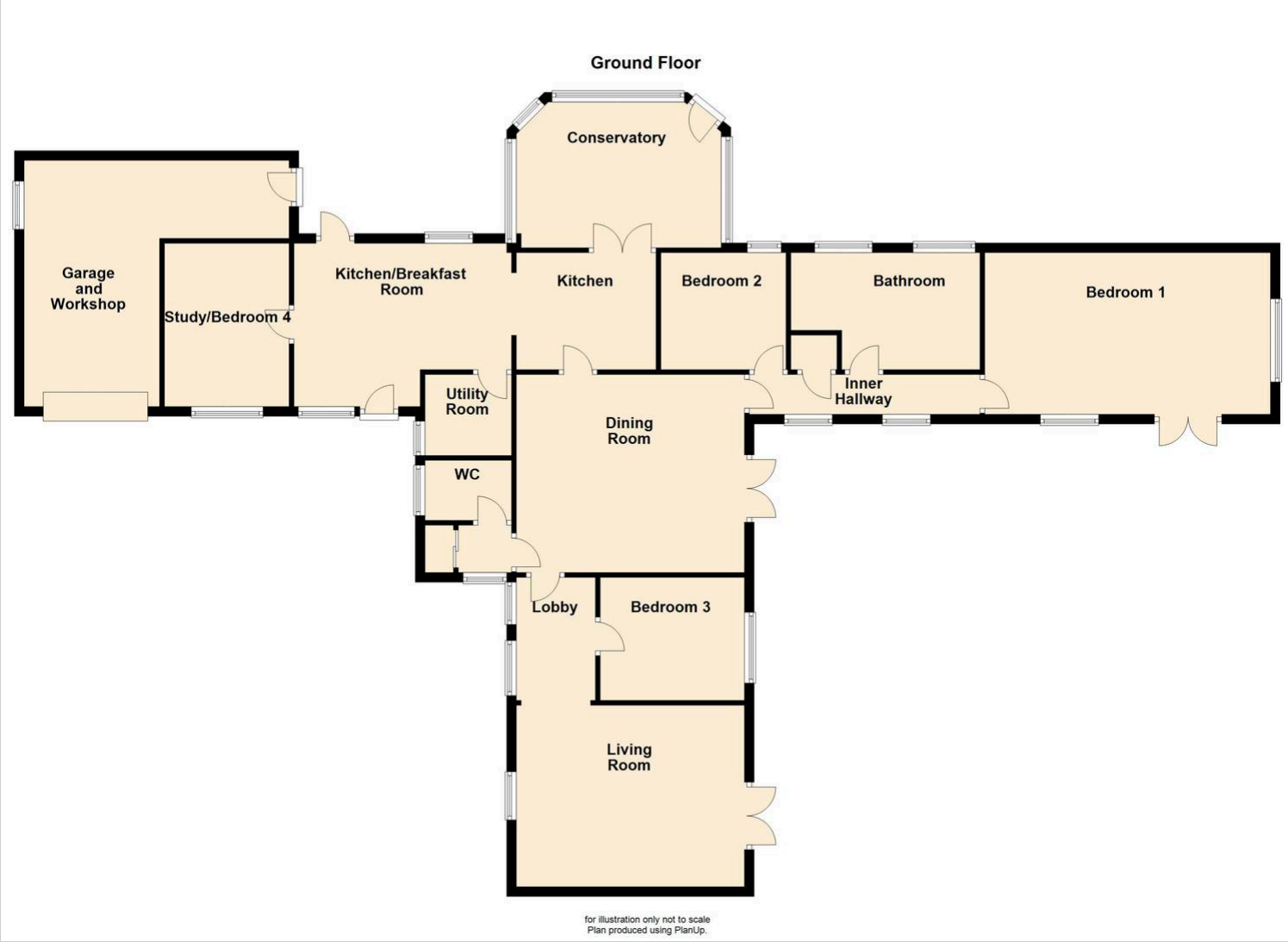
Inner Hallway
With wood block floor, recessed spotlights and loft access. airing cupboard and Worcester combi boiler.

Bedroom One
19' 6" x 8' 7" (5.94m x 2.62m)
With wood block floor. Partly vaulted and beamed ceiling. 2 radiators, recessed spotlights and 4 wall light points. Large walk in wardrobe with recessed spotlights. 2 double glazed windows with fitted shutters. Double glazed French doors onto the rear garden.

Bedroom Two
8' 6" x 8' 7" (2.59m x 2.62m)
With radiator, double glazed window and coved ceiling.

Bathroom
12' 9" x 7' 11" (3.89m x 2.41m)
With a superb suite in white of a bidet, WC, wash hand basin and bath. Large walk in shower. Tiled floor. 2 frosted windows, radiator and extractor fan.

Garage & Workshop
With up and over door, window and door to the rear garden. The garage has fitted units, power and light. Also a drop down ladder allows access to a boarded loft area which is ideal for storage.


Ground Floor
Conservatory
Garage and Workshop
Study/Bedroom 4
Kitchen/Breakfast Room
Kitchen
Bedroom 2
Bathroom
Bedroom 1
Utility Room
Dining Room
Inner Hallway
WC
Lobby
Bedroom 3
Living Room
for illustration only not to scale
Plan produced using PlanUp.



