



## Tarwyn

Route Carre | St Sampson |

This detached chalet bungalow is presented to the market in excellent condition and boasts spectacular entertaining space owing to a recently completed extension. This wonderful family home is conveniently located near shops, restaurants and is a short walk to the coast. Accommodation comprises a spacious family room incorporating a kitchen, dining area and lounge, a large living room that also has a dining area, four good sized bedrooms and two bathrooms. To the rear and side of the property is a west-facing patio which opens on to a small lawned garden. The entire outside space is low maintenance and benefits from being accessed from the bi-fold doors of the main living space. The detached workshop in the corner of the plot provides excellent storage and utility area. A brick paved driveway at the front of the property provides parking for a number of vehicles.

**£825,000**

**4 BEDROOMS**

**2 BATHROOMS**

**2 RECEPTIONS**

# PHOTOS



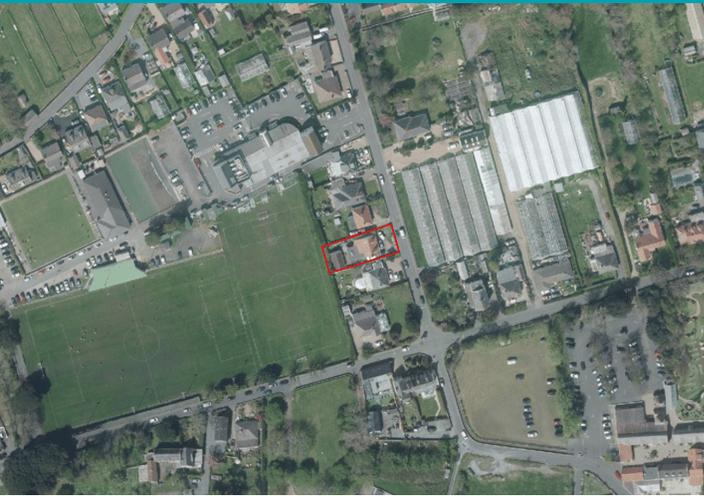
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

6.58m x 1.19m (21' 7" x 3' 11")

## Kitchen/Diner/Family Room

7.26m x 5.66m (23' 10" x 18' 7")

## Lounge

7.39m x 3.58m (24' 3" x 11' 9")

## Bedroom 3

4.22m x 3.53m (13' 10" x 11' 7")

## Bedroom 4

3.61m x 3.53m (11' 10" x 11' 7")

## Family Bathroom

2.69m x 2.69m (8' 10" x 8' 10")

## First Floor Landing

2.81m x 1.85m (9' 3" x 6' 1")

## Bedroom 1

4.62m x 3.86m (15' 2" x 12' 8")

## Bedroom 2

4.62m x 2.54m (15' 2" x 8' 4")

## Bathroom

1.88m x 1.75m (6' 2" x 5' 9")

## Garden

To the rear and side of the property is a west-facing patio which opens on to a small lawned garden.

## Parking

A brick paved driveway at the front of the property provides parking for a number of vehicles.

## PRICE INCLUDES

Curtains/blinds, carpets and light fittings.

## SPECIAL FEATURES

- Recently renovated and extended
- Convenient location
- Spacious accommodation
- Working fireplace

## SERVICES

Mains water, electric and drainage. Oil fired central heating.

## APPLIANCES INCLUDED

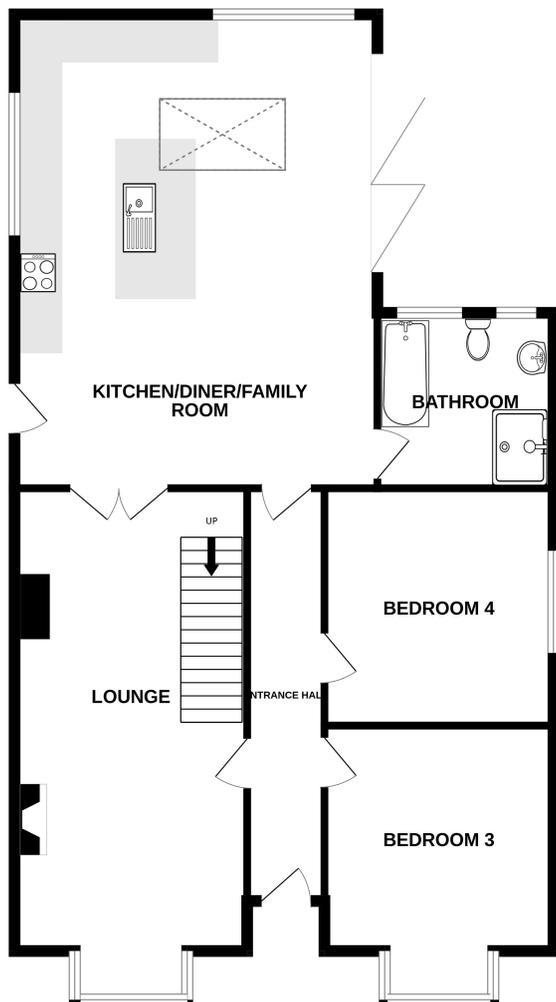
- Two Neff ovens
- Neff microwave combi oven
- Neff hob and extractor fan
- Neff dishwasher
- Tumble dryer

## SCHOOL CATCHMENT

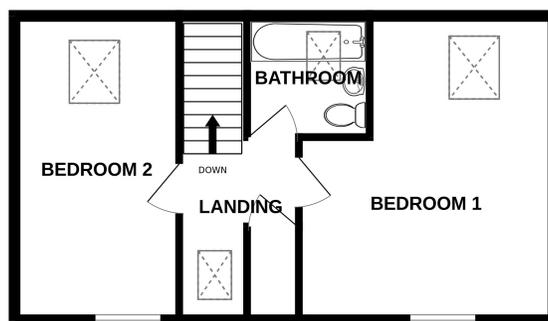
Vale Primary School and St Sampsons High School

# FLOORPLAN

## GROUND FLOOR



## 1ST FLOOR



TARWYN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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OPENING DOORS SINCE 1993