



## Tyclyd, Boncath – SA37 0JN

£160,000 Freehold

A Three/Four bedroom cottage situated in the village of Boncath, which benefits from a village shop. The accommodation comprises: Living Room, Kitchen, Landing, Three/Four Bedrooms and a Family Bathroom. The rear garden benefits from a rear courtyard and a lawned garden, which has previously had planning permission granted for a new dwelling.

Large Garage and block work shed. No forward chain.

Council Tax band: C

Tenure: Freehold



### **Accommodation Comprises:**

uPVC door opens to:

#### **Living Room**

Feature fireplace with a slate hearth, whitewashed stone walls, radiator, stairs rise off to first floor, dual aspect uPVC windows, door to:

#### **Kitchen**

Having a range of wall and base units with worktop surface over, stainless steel sink drainer, built in electric oven with hob and extractor fan over. Tiled splash back, void and plumbing for washing machine and dishwasher, space for fridge/freezer, slate tiled flooring, extractor fan. uPVC double glazed window and door.

#### **First Floor**

##### **Landing**

Radiator, wall lights, spotlights, window to the rear, doors to:

##### **Bedroom One**

A large master bedroom with wall lights and multi-positional spotlights, sloping roof to back of building makes this room unique uPVC double glazed window to the front, Velux window to the rear, exposed beams.

### **Bedroom Two**

uPVC double glazed window to the front, radiator, wall lights and multi- positional spotlights, interconnects with bedroom three

### **Bedroom Three**

uPVC double glazed window, exposed beams opening to:

### **Bedroom Four**

A double room with uPVC double glazed window, radiator, exposed beams, wall lights and multi- positional spotlights, small loft access

### **Family Bathroom**

A four piece suite comprising roll top bath with free standing taps over the bath and also has a shower head,, vanity surface with hand wash basin, low flush w.c. Walk in shower enclosure with a rain fall shower head. Tiled flooring, radiator. uPVC double glazed window.



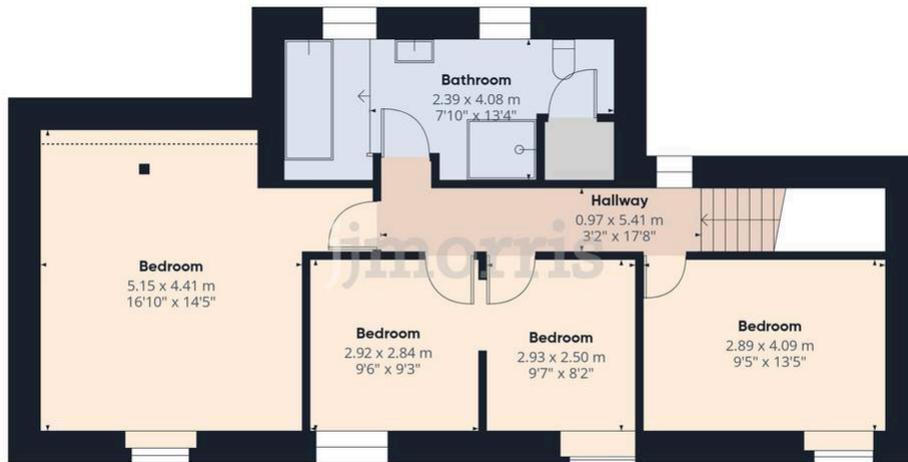


## GARDEN

Rear courtyard leading to a lawned area. Garage, large shed, oil tank on concrete plinth.



Floor 0



Floor 1

You can include any text here. The text can be modified upon generating your brochure.