



16 Elan Close, CF44 0LH
£269,950

Manning
Estate Agents
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- ** EXCEPTIONALLY WELL PRESENTED MODERNISED SPACIOUS BUNGALOW
- ** EXCELLENT OFF ROAD PARKING FOR SEVERAL VEHICLES
- ** GARAGE
- ** LOUNGE
- ** FITTED KITCHEN/BREAKFAST AREA
- ** MODERN FITTED SHOWER ROOM
- ** 3 GOOD SIZE BEDROOMS WITH FITTED WARDROBES
- ** EN-SUITE SHOWER ROOM
- ** GAS CENTRAL HEATING
- ** UPVC DOUBLE GLAZED WINDOWS
- ** PRIVATE ENCLOSED REAR GARDEN LANDSCAPED FOR EASY MAINTENANCE

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Entrance hall

Upvc double glazed front door. Tiled floor. Doors to all principle rooms.

Walk in cloakroom

With wall mounted combi gas boiler serving hot water and heating system.

Fitted kitchen

9'7' x 13'7' (2.92m x 4.14m)

With a modern range of wall and base units incorporating worktop surfaces, ceramic sink unit, extractor hood, electric hob and electric oven, integrated fridge/freezer, provision for plumbed in washing machine, Tiled floor and splash back areas. Column radiator. Breakfast bar. Upvc double glazed window to rear aspect.

Spacious light and airy Lounge

13'8' x 19'2' (4.17m x 5.84m)

Two column radiators. Attractive brick fireplace with flueless Gas stove insert. Oak floor. Coved ceiling. Upvc double glazed patio door to rear aspect. Upvc double glazed window to rear aspect.

Shower room

Modern suite in white comprising built in vanity unit and low level w.c., shower cubicle. Column radiator. Upvc double glazed window to side aspect. Tiled floor. Tiled walls.

Bedroom 1

10' x 15'4' max 13'6'min (3.05m x 4.67m max 4.11m)

With a range of modern fitted wardrobes, carpet to floor. Column radiator. Upvc double glazed window to

front aspect.

Modern en-suite bathroom

5'7' x 6'4' (1.70m x 1.93m)

With modern suite in white comprising bath, vanity wash hand basin shower over bath with shower screen, column radiator. Tiled floor. Tiled walls. Upvc double glazed window to side aspect.

Bedroom 2

10'6' x 9'2' (3.20m x 2.79m)

Laminated floor. Column radiator. Laminated floor. Column radiator. Upvc double glazed windows to front aspect.

Bedroom 3

9'4' x 9'6' (2.84m x 2.90m)

Laminated floor. Column radiator. Upvc double glazed window to side aspect. Fitted wardrobe.

Outside

Entrance drive in concrete impression London Cobble with ample off road parking for several vehicles. Garage with up and over door, power and light connected. Outside power points and lighting. Outside tap.

Rear garden





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