





70 Llys Derwen, Higher Kinnerton

£495,000 Freehold

Large detached bungalow with a flexible layout • Desirable village location • No onward chain involved • Three reception rooms • Modern dining kitchen and utility • Four bedrooms • Spacious bathroom with double ended bath and separate shower • Lawn garden to front with tarmac driveway • Single garage with useful workshop area • Landscaped rear garden with lawn, Indian stone paving and cobbled path to summer house

Cavendish

Spacious four-bedroom detached bungalow in Higher Kinnerton village. High standard, flexible layout, landscaped gardens, garage, no onward chain. Ready to move in. Early viewing advised.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

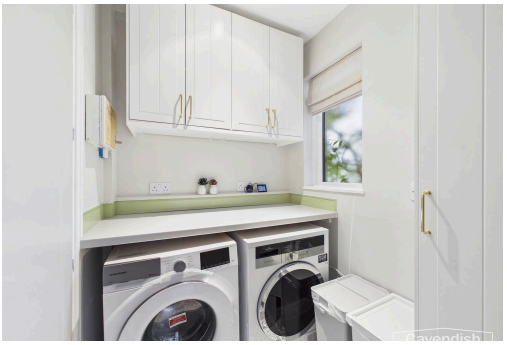
EPC Environmental Impact Rating: D







- Large detached bungalow with a flexible layout
- Desirable village location
- No onward chain involved
- Three reception rooms
- Modern dining kitchen and utility
- Four bedrooms
- Spacious bathroom with double ended bath and separate shower
- Lawn garden to front with tarmac driveway
- Single garage with useful workshop area
- Landscaped rear garden with lawn, Indian stone paving and cobbled path to summer house













THE ACCOMMODATION COMPRISES:

KITCHEN/DINING AREA
27'10" maximum x 11'0" narrowing to 8'1" Fitted with a modern range of base and wall level units incorporating drawers, cupboards and glazed cabinets with wood effect worktops. Inset twin bowl ceramic sink unit with mixer tap. Fitted four-ring induction touch control hob with splashback and extractor above and built-in electric fan assisted oven and grill. Plumbing and space for dishwasher, space for American style fridge/freezer, oak wood strip flooring, column style radiator, contemporary tall radiator, part-vaulted panelled ceiling with spotlighting, recessed LED ceiling spotlights, feature exposed brick wall, two UPVC double glazed windows, and stable type door to outside. Doors to the utility room, sitting room, bedroom three, and double opening glazed doors with bevelled glass to the conservatory.

UTILITY
6' 4" x 4' 10" (1.93m x 1.47m)
Worktop with space for washing machine and tumble dryer beneath, fitted wall cupboards, tall cupboard with shelving, recessed ceiling spotlights, vinyl tiled effect flooring, integral cupboard with hanging for coats and space for ironing board, and UPVC double glazed window.

CONSERVATORY
12' 4" x 9' 11" (3.76m x 3.02m)
UPVC double glazed conservatory set on a brick-built base with a glazed roof, French door to outside, wall cupboards housing the gas and electricity meters, and

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

Cavendish