

FOR
SALE



PROPERTY SUMMARY

Three bedroom semi detached dormer bungalow situated in Pen-Y-Fai comprising entrance hall, lounge/diner, reception 2 / bedroom 4, kitchen, first floor bathroom, enclosed rear garden and driveway parking to the front.

POINTS OF INTEREST

- Semi detached dormer bungalow
- Three bedrooms
- Off road parking to the front
- Two reception rooms
- Enclosed rear garden
- EPC - D / Council tax - D



ROOM DESCRIPTIONS

Entrance

Via PVCu double glazed door with leaded glass panels either side into the entrance hall.

Entrance Hall

Textured ceiling, papered walls, fitted carpet, radiator, doors leading to the lounge/diner, second reception room, kitchen and under stairs storage. Stairs with spindle balustrade and fitted carpet leading to the first floor.

Lounge / Diner

3.60m x 7m (11' 10" x 23' 0") Emulsioned and coved ceiling, papered walls, fitted carpet, PVCu window overlooking the front of the property with attractive rooftop mountain views and PVCu sliding doors leading to the rear garden. Marble hearth housing a gas fire with shelving in the alcoves. Radiator and serving hatch to the dining area.

Reception 2 / Bedroom 4

2.40m x 4.90m (7' 10" x 16' 1") Emulsioned ceiling, papered walls, PVCu windows to the front and side of the property, fitted carpet and radiator.

Kitchen

3.40m x 4.80m (11' 2" x 15' 9") Wooden panelled ceiling, part papered / part tiled walls and tile effect vinyl flooring. A range of wall and base units with complementary work surfaces. Ceramic four ring electric hob with extractor above and built in oven. Stainless steel one and half sink drainer with stainless steel mixer tap. Space for fridge and washing machine and built in shelving. Door leading to the pantry, PVCu windows overlooking the side and rear of the property and PVCu frosted glazed door leading out to the rear.

Landing

Via stairs with fitted carpet and spindle balustrade. Textured ceiling, papered walls and fitted carpet. Doors leading to three bedrooms, bathroom and airing cupboard.

Bedroom 1

3.30m x 3.50m (10' 10" x 11' 6") Polystyrene tiled ceiling, papered walls, PVCu window to the front of the property, sliding fitted wardrobes with vanity area and mirror, radiator and fitted carpet.

Bedroom 2

2.60m x 3.60m (8' 6" x 11' 10") Papered ceiling and walls, fitted carpet, radiator and PVCu window to the side of the property.

Bedroom 3

2.70m x 3.50m (8' 10" x 11' 6") Textured ceiling, papered walls, fitted carpet, radiator and PVCu window overlooking the rear of the property with attractive rooftop mountain views. Door leading into a cupboard housing the Ideal combination boiler.

Bathroom

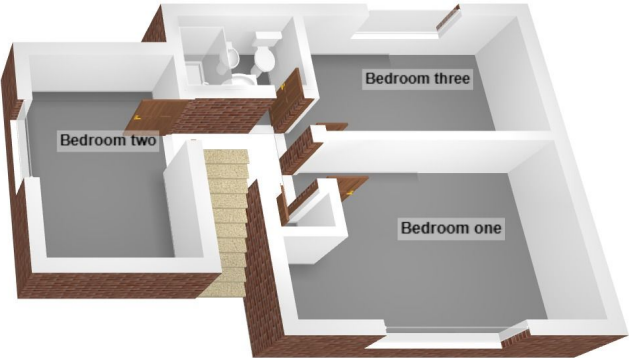
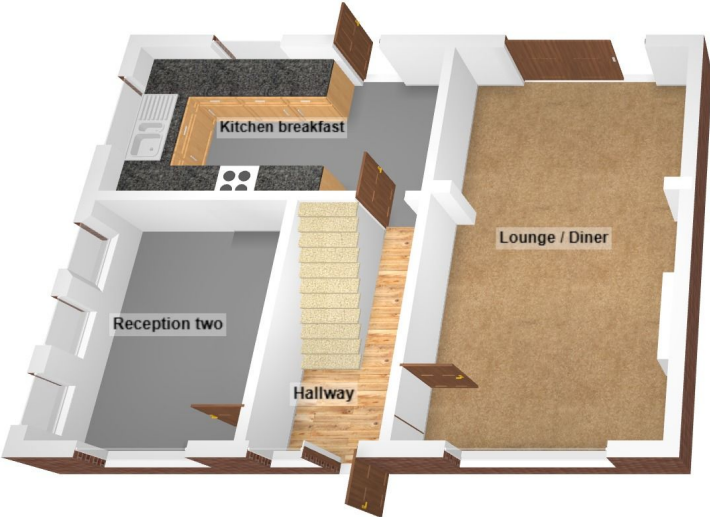
2.10m x 1.60m (6' 11" x 5' 3") Wood clad ceiling, fully tiled walls, vinyl flooring, frosted PVCu window overlooking the rear of the property, extractor and radiator. Four piece suite comprising walk in shower cubicle with electric shower and opaque screen, vanity unit housing the wash hand basin with stainless steel waterfall mixer tap, glass shelf and wall mounted mirror above, low level w.c. and bidet.

Outside

The front of the property is bound by wall and metal wrought iron gates leading to a concrete driveway for off road parking and an area laid to decorative stone. Wrought iron hand rail and step up leading to the front door and paved area leading to the rear garden.

The garden is enclosed with mature hedgerow and fencing, patio area and step down to the garden laid to decorative stone. External stone outbuilding with wooden door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		