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THREE BEDROOM SEMI DETACHED property located on the popular Pentre'r Cwrt estate, within walking distance to the town, train station, schools and all local amenities. The property is briefly comprising; an entrance hallway, lounge, dining room, kitchen and cloakroom to the ground floor. Three bedrooms and a family bathroom to the first floor. Additionally benefiting from a garage and driveway providing off road parking, and a fully enclosed private rear garden. The plot offer room for extensions and flexibility of living arrangements and is being sold with no onward chain. EPC-C. Council Tax-D. Approx. 75 SQM or 807 SQFT of living Space.

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.

GROUND FLOOR

Entrance

Enter the property via part glazed, Composite door to the entrance hallway. Doors lead to the cloakroom and lounge. Carpeted stairs leading to the first floor level. Laminate flooring, radiator, ceiling light and power.

Lounge

3.92m x 3.72m (12' 10" x 12' 2")

uPVC double glazed window to the front.

Laminated flooring, radiator, power points. Wall mounted electric fire, under stair storage, and open plan design into the dining area.

Cloakroom

2.0m x 0.9m (6' 7" x 2' 11")

uPVC double glazed window to the side. Low level WC. Wash hand basin and pedestal. Laminate flooring and radiator.

Dining room

3.19m x 2.32m (10' 6" x 7' 7")

uPVC double glazed patio doors to rear.

Continuation of laminated flooring and radiator.

Open plan doorway into the kitchen.

Kitchen

3.31m x 2.32m (10' 10" x 7' 7")

uPVC double glazed door and window to the rear and window to the side. Fitted with a range of base and wall units with fixed worktop over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Integrated electric oven and gas hob with extractor fan over. Space and plumbing for white goods. Wall mounted combination boiler. Ceramic floor tiles, ceiling light and power.

FIRST FLOOR

Landing

uPVC double glazed window to the side. Doors leading into all bedrooms and family bathroom. Location of airing cupboard and loft access.

Bedroom

3.99m x 2.7m (13' 1" x 8' 10")

uPVC double glazed window to the front. Fitted wardrobes. Carpeted flooring, radiator, ceiling light and power points.

Bedroom

3.37m x 2.69m (11' 1" x 8' 10")

uPVC double glazed window to the rear. Carpeted flooring, radiator, ceiling light and power points.

Bedroom

3.00m x 1.9m (9' 10" x 6' 3")

uPVC double glazed window to the front. Carpeted flooring, radiator, ceiling light and power points.

Bathroom

1.95m x 1.86m (6' 5" x 6' 1")

Fitted with a walk in shower cubicle. Low level WC and wash hand basin. Slate tile flooring, , built in storage area. Towel rail radiator. Ceiling light. uPVC double glazed window to the rear.

EXTERNAL

Garden

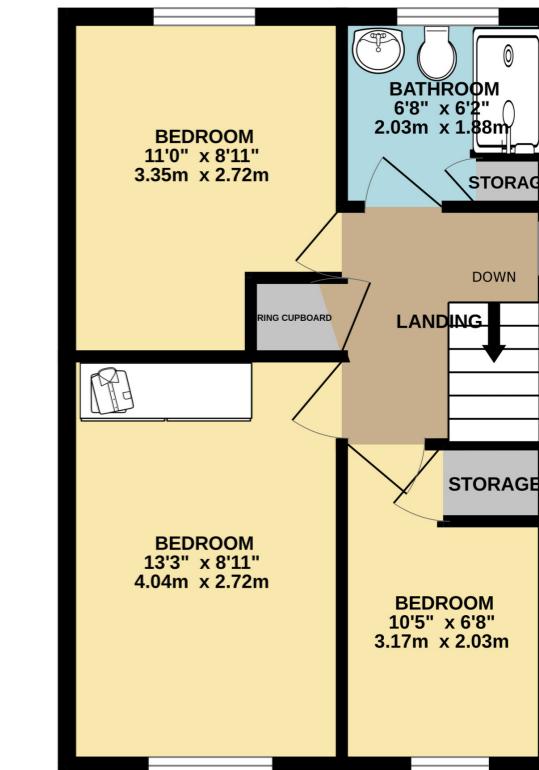
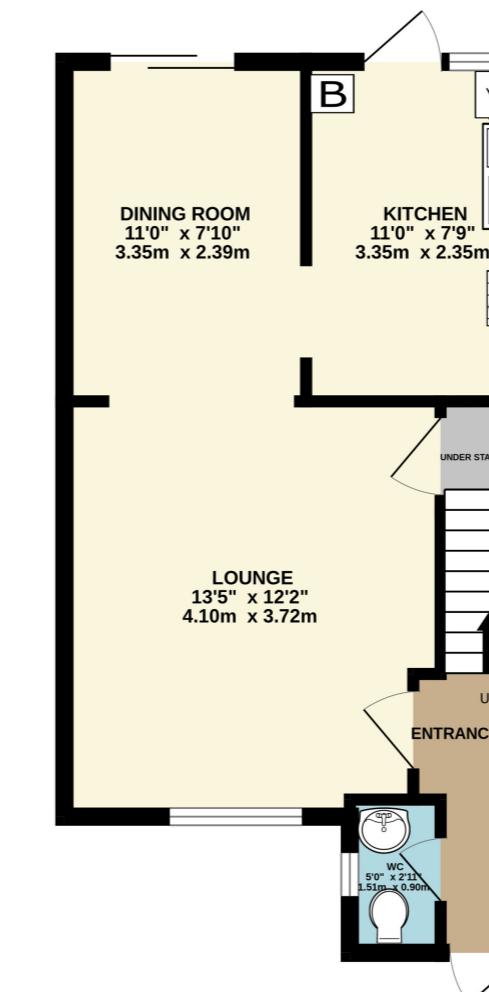
FRONT- Brick paved driveway, small garden area.

REAR- Enclosed by wood panel fencing. Mixture of patio and gravel areas, with raised beds and some mature planting.

Garage

5.5m x 2.5m (18' 1" x 8' 2")

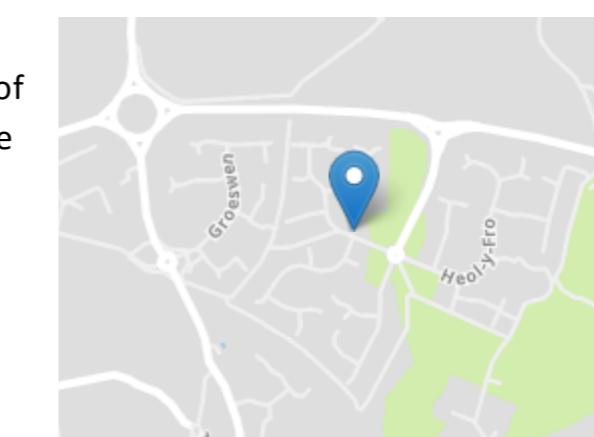
With up and over door to the front and wood frame door to the garden. Electric supply.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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