



5 Glenview, Pen-Y-Fai

£325,000 Freehold

CALL TODAY TO VIEW ON 01656 750764

DanielMatthew
ESTATE AGENTS



- "EXTENDED FOUR BEDROOM SEMI IN A VILLAGE LOCATION"
- DINING ROOM AND SPACIOUS SECOND RECEPTION
- KITCHEN
- WC
- FOUR BEDROOMS
- PRIMARY WITH ENSUITE AND FAMILY BATHROOM
- DRIVE AND ENCLOSED REAR GARDEN
- BEAUTIFUL VILLAGE LOCATION
- CLOSE TO SCHOOLS AND M4 ACCESS
- MUST TO VIEW WITH 360 TOUR

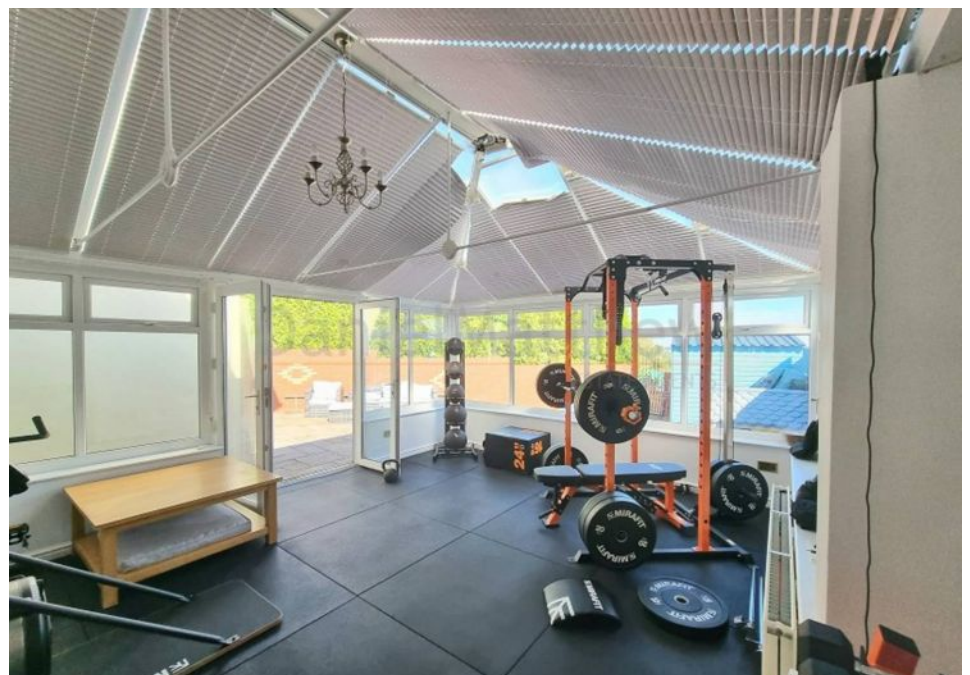


Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency
Rating: D

EPC Environmental Impact
Rating: E





Entrance

5' 6" x 7' 10" (1.67m x 2.38m)

Enter via a UPVC door into the hallway with plain walls, textured ceiling, laminate flooring, access to the staircase and ground floor rooms.

WC

5' 8" x 3' 7" (1.73m x 1.08m)

Wc with a low level wc, pedestal wash hand basin, radiator, plain walls, textured ceiling and laminate flooring.

Lounge

13' 3" x 13' 9" (4.03m x 4.18m)

UPVC double glazed window to front aspect, feature fire with boiler with plain walls and textured ceiling, carpet flooring, radiator and arch leading to the many additional versatile rooms.



Kitchen

9' 7" x 9' 8" (2.92m x 2.94m)

Beautiful range of wall and base units with complimentary worktops, range cooker, composite sink and mixer tap, space for a washing machine, space for a fridge freezer, storage cupboard, UPVC double glazed window to rear aspect plain walls, plain ceiling and tile flooring.





Dining Room

9' 3" x 9' 8" (2.81m x 2.95m)

UPVC double glazed doors to rear aspect accessing the conservatory and door access to the kitchen with plain walls and textured ceiling, carpet flooring.

Conservatory

14' 1" x 15' 0" (4.30m x 4.58m)

Spacious conservatory with UPVC windows and doors, blinds fitted to conservatory roof, plain walls, radiator.

Second Reception Room

10' 3" x 24' 4" (3.12m x 7.41m)

Versatile and spacious room measuring with a UPVC double glazed window to front aspect and UPVC french doors to rear aspect opening to the garden with plain walls and textured ceiling, radiator and laminate flooring.



Landing

Bright landing with a attic hatch, plain walls, textured ceiling, carpet flooring and access to first floor rooms.

Bedroom One

10' 7" x 16' 5" (3.23m x 5.01m)

Spacious primary bedroom with a UPVC double glazed window to front aspect with plain walls and textured ceiling, carpet flooring, radiator, dressing area and access to the rear spacious en suite.



En Suite
10' 3" x 6' 4" (3.12m x 1.94m)
UPVC double glazed window to rear aspect, spacious en suite with a three piece suite comprising a double shower enclosure, low level WC and wash hand basin, plain walls, plain ceiling, vinyl flooring and towel radiator.

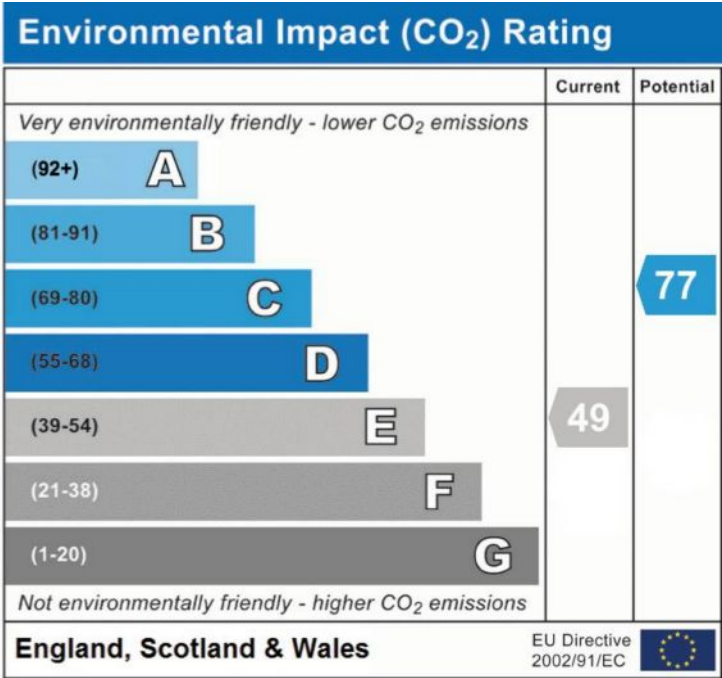
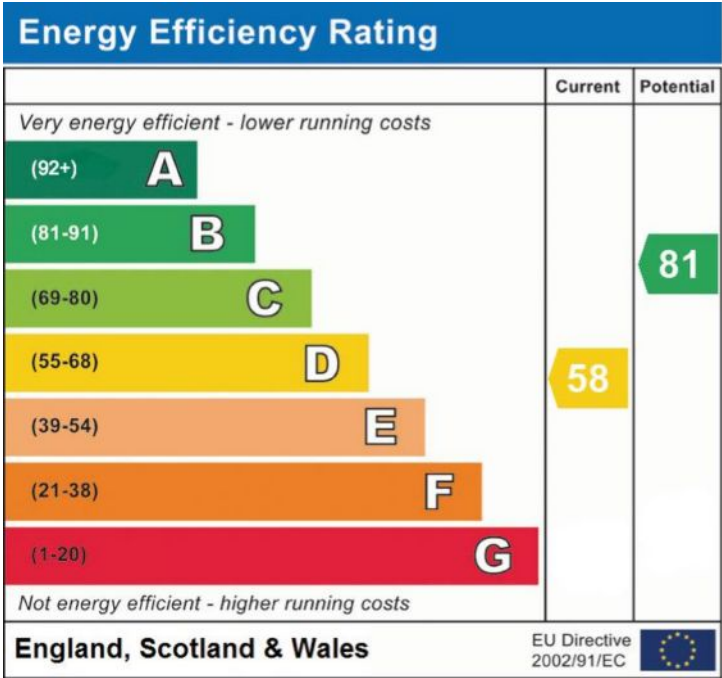
Bedroom Two
10' 2" x 11' 11" (3.09m x 3.62m)
UPVC double glazed window to front aspect with plain walls and textured ceiling, carpet flooring, radiator and fitted storage cupboards.

Bedroom Three
11' 10" x 9' 8" (3.61m x 2.94m)
UPVC double glazed window to rear aspect with plain walls and textured ceiling, carpet flooring, radiator and a range of fitted storage cupboards.

Bedroom Four
8' 7" x 7' 10" (2.61m x 2.38m)
UPVC double glazed window to front aspect with plain walls and textured ceiling, carpet flooring and radiator.

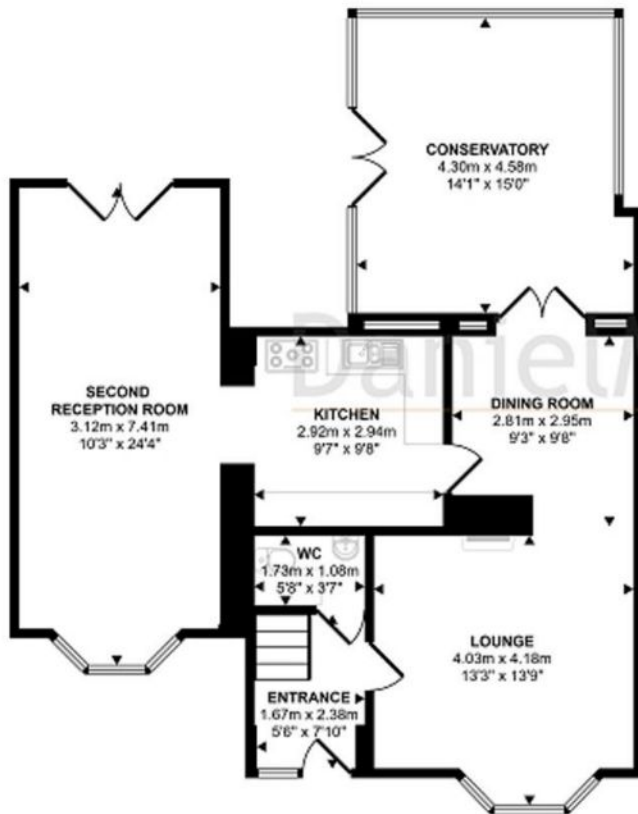
Bathroom
UPVC double glazed window to rear aspect, spacious bathroom with a three piece suite comprising free standing bath,low level WC and wash hand basin, plain walls, textured ceiling, vinyl flooring and towel radiator.

Garden
FRONT- Wall boundary block paver drive, parking for three vehicles, wall boundary, steps to front door and side gate access.
REAR - Wall and mature shrub boundary with a low maintenance garden comprising deck area, decorative stones and laid to patio, shed to remain and a beautiful outlook which is a must to view.





Approx Gross Internal Area
148 sq m / 1591 sq ft



Ground Floor
Approx 85 sq m / 920 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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