



Heol Hartrey, £395,000

- Well Presented Detached Family Home
- Approximately 96 SqMtrs / 1033 SqFt
- Three Bedrooms with Ensuite To Master
- Lounge & Kitchen/Diner
- Driveway & Gardens
- NO CHAIN
- EPC Rating: B



 3  2  2



About the property

A detached house set over approximately 96 Square Meters and comprising of an entrance hallway, cloakroom, lounge, kitchen/diner, landing, bathroom and three bedrooms with ensuite to master. Benefits include the majority of the NHBC guarantee remaining, driveway parking and front & rear gardens.

Accommodation

Entered Via a composite entrance door with double glazed pane.

Hallway Doors leading to lounge, kitchen/breakfast room, cloakroom and storage cupboard. Stairs rising to first floor. Laminate floor. Power points. Radiator. Smooth plastered walls & ceiling.

Lounge 17' 9" max x 11' (5.41m max x 3.35m) UPVC double glazed windows to front & side. UPVC double glazed French doors open to rear garden. Smooth plastered walls & ceiling. Power points. Radiator. Television point. Satellite point. Laminate floor.

Cloakroom Fitted with a two piece white suite comprising of a low level dual flush W.C. Wall mounted wash hand basin with mixer tap and ceramic tiled splash backs. Vinyl flooring. Radiator. Smooth plastered walls & ceiling. UPVC obscure double-glazed window to front.

Storage Wall mounted electric consumer unit. Power points. Telephone point. Laminate floor. Smooth plastered walls & ceiling.



Kitchen / Dining Room 17' 10" max x 11' 7" extending to 15' 9" max (5.44m max x 3.53m extending to 4.80m max) **KITCHEN:** Fitted with a range of wall and base level units with complementary work tops. One and a half stainless steel sink & drainer with mixer tap. Integrated four ring gas hobs with stainless steel splash back and cooker hood over. Integrated

fan assisted electric oven & grill. Wall mounted gas fired boiler set into cupboard. Space for fridge freezer. Plumbing for automatic washing machine & dishwasher. Smooth plastered walls & ceiling. UPVC double glazed windows to front & side. Inset spotlights. Power points. Laminate floor

DINING AREA: UPVC double glazed French doors with double glazed side panels open to the rear garden. Laminate floor. Radiator. Power points. Fitted wooden seating dining area with storage. Smooth plastered walls & ceiling.

Landing Doors lead to all bedrooms and family bathroom. Smooth plastered walls & ceiling. Loft access hatch. Radiator. Power points. UPVC double glazed window to rear.

Master Bedroom 16' 10" max x 9' 10" extending to 13' 1" max (5.13m max x 3.00m extending to 3.99m max)

UPVC double glazed to front & side. Smooth plastered walls & ceiling. Power points. Radiator. Television aerial point. Telephone point. Wall mounted thermostatic temperature control. Door to:

Ensuite Fitted with a three-piece suite comprising of a tiled shower cubicle with sliding glass door. Pedestal wash hand basin with ceramic tiled splash backs. Low level dual flush W.C. Vinyl flooring. Smooth plastered walls & ceiling. Extractor fan. Heated towel rail finished in chrome. UPVC obscure double-glazed window to front.

Bedroom Two 13' max x 9' 7" extending to 12' 6" max (3.96m max x 2.92m extending to 3.81m max)

UPVC double glazed windows to front & side. Smooth plastered walls & ceiling. Radiator. Power points. Built in over stair storage cupboard.

Bedroom Three 7' 3" x 7' 6" (2.21m x 2.29m)

UPVC double glazed window to rear. Smooth plastered walls & ceiling. Power points. Radiator.

Bathroom Fitted with a three-piece white suite comprising of a panel bath with tiled surround and an independent shower and glass shower screen. Pedestal wash hand basin with ceramic tiled splash backs. Low level dual flush W.C. Vinyl flooring. Heated towel rail finished in chrome. Extractor fan. UPVC obscure double-glazed window to rear.

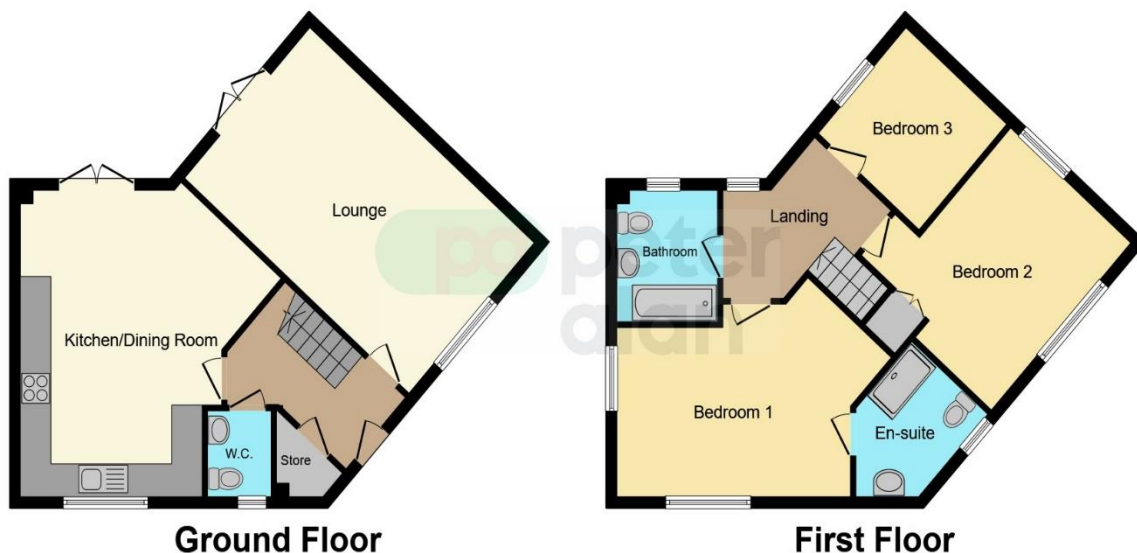
Front Garden & Driveway Pathway leading to entrance door. Range of plants and shrubs. Tarmac driveway able to accommodate vehicles.

Rear Garden A rear garden with wooden feather edge fencing. Area laid to lawn. Gate giving access to driveway parking.

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Floorplan



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