



Cambrian Bar,

£245,000

**** DETACHED ** THREE BEDROOMS ** IMMACULATE ** MODERN FITTED KITCHEN **
** CONSERVATORY ** PARKING, GARAGE & GARDENS ** CUL-DE-SAC LOCATION ****
Offering fantastic "ready to move into" accommodation is this delightful three bedroom modern detached house.

Benefits from gas central heating, upvc double glazing and alarm system.
The very well presented property briefly comprises entrance, lounge, modern fitted dining-kitchen and conservatory. Three first floor bedrooms and house bathroom.
To the outside there are gardens, driveway parking and garage.



Entrance

Lounge

13'2" x 12'1" (4.01m" x 3.68m")
Modern electric log burner with feature fireplace surround and radiator.

Dining Kitchen

15'7" x 9'7" (4.75m" x 2.92m")
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven & hob, dishwasher and radiator.

Conservatory

10'0" x 9'1"

First Floor Landing

Bedroom One

8'7" x 12'0" (2.62m" x 3.66m")
Fitted wardrobes and radiator.

Bedroom Two

9'2" x 8'6" (2.79m" x 2.59m")
Radiator.

Bedroom Three

6'7" x 5'9" plus recess (2.01m" x 1.75m" plus recess)
Storage cupboard and radiator.

Bathroom

Three piece white suite comprising panel bath, low flush wc, pedestal wash basin, part tiled and radiator.

Exterior

To the outside there is a garden to the front together with a driveway leading to a detached garage. Large enclosed patio garden to rear.

Council Tax Band

C

Tenure

FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

