



**Talybont Grove, Ingleby Barwick, TS17 5EH**  
**3 Bed - House - Detached**  
**£232,500**

**Council Tax Band: D**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Talybont Grove, TS17 5EH

\*\*\* NO CHAIN SALE \*\*\*  
\*\*\* IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTOR FOR BUY-TO-LET \*\*\*

Smith & Friends Estate Agents are delighted to bring to market this lovely three bedroom detached family home, positioned within a quiet cul-de-sac within the sought after area of Roundhill, Ingleby Barwick.

The property briefly comprises of; Entrance Hall, with internal access to the Garage Downstairs WC, Kitchen, Good Size Living / Dining Room with French Doors to the Rear Garden.

The First Floor provides a Landing, Two Double Bedrooms (Master with Built-In Wardrobes and En-Suite Shower Room), an additional Third Bedroom, and a Spacious Family Bathroom.

Externally, the property has a Tarmac Driveway and Lawn Area to the front of the property with a Single Integral Garage, whilst the Rear has a Well Maintained Lawn and Patio Area.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

## GROUND FLOOR

**Entrance Hallway**  
2'11" x 15'1"

**Downstairs WC**  
3'7" x 3'10"

**Kitchen**  
6'9" x 14'7"

**Living / Dining Room**  
18'5" x 14'2"

## FIRST FLOOR

**Landing**  
6'2" x 6'4"

**Bedroom 1**  
11'8" x 12'5"

**En-Suite**  
6'9" x 5'6"

**Bedroom 2**  
10'5" x 9'6"

**Bedroom 3**  
7'8" x 7'8"

**Family Bathroom**  
6'7" x 10'3"

**SINGLE INTEGRAL GARAGE**  
8'0" x 15'6"















Ground Floor



Floor 1



Approximate total area<sup>m</sup>

974 ft<sup>2</sup>  
90.5 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

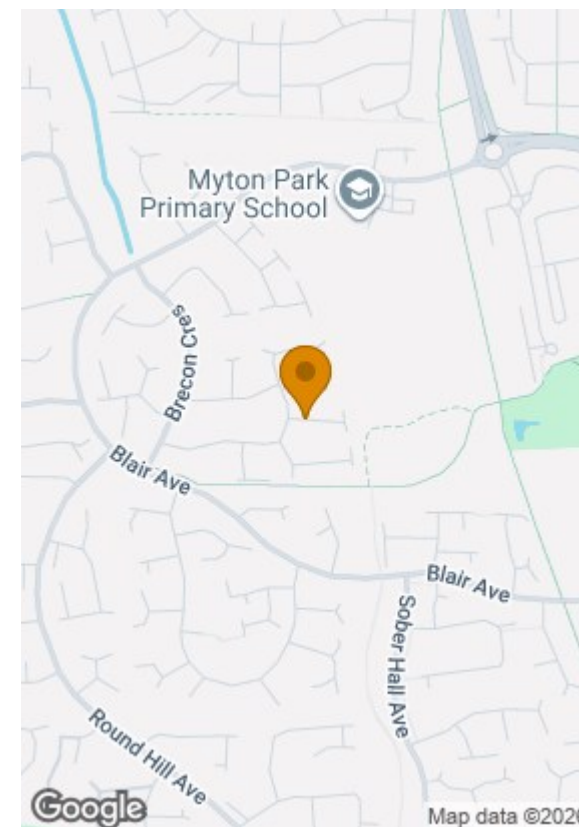
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 70      | 77        |
| EU Directive 2002/91/EC                     |         |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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