



Tom Parry

33 Y Glynnor Estate, Gellilydan, LL41 4EW

Offers in excess of £135,000

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Tom Parry & Co are delighted to offer for sale this 3 bedroom, terraced property, nestled in the charming village of Gellilydan. This delightful house presents an excellent opportunity for first-time buyers or families seeking a comfortable home, boasting three well-proportioned bedrooms and a bathroom to the first floor and a spacious living area, dining room and kitchen to the ground floor, with the addition of a handy outdoor utility space. White goods together with the curtains, blinds, carpets and electric fire will be included in the sale.

The property benefits from garden areas to the front and rear with a private greenhouse out the back, uPVC double glazed windows and doors with night storage heaters.

For those with vehicles, dedicated off-road parking is available to the side and rear of the property, with additional parking options at the front, making it convenient for residents and visitors alike. Families will appreciate the close proximity to a playground and primary school, providing a safe and engaging environment for children.

The gardens to both the front and rear of the house offer a lovely outdoor space, complete with a private greenhouse, ideal for gardening enthusiasts or those wishing to cultivate their own plants. This property is not just a house; it is a place where memories can be made and cherished.

Please note the property is governed by a Section 157 Local Occupancy Clause.

No onward chain.

BF1456

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with store cupboard and night storage heater

Living Room

4.49 x 4.10 (14'8" x 13'5")

with rustic slate fireplace housing the mains electric fire, night storage heater, under stairs store cupboard

Dining Room

3.06 x 2.92 (10'0" x 9'6")

with night storage

Kitchen

3.32 x 2.40 (10'10" x 7'10")

with hot and cold stainless steel sink, wall and base cupboards, plumbing for automatic washing machine, partly tiled walls, door out to rear

FIRST FLOOR

Landing

with airing cupboard and hot water cylinder

Bedroom 1

3.37 x 2.65 (11'0" x 8'8")

with built in wardrobes

Bedroom 2

2.72 x 2.49 (8'11" x 8'2")

with built in wardrobes, night storage heater

Bedroom 3

3.55 x 3.47 (11'7" x 11'4")

with built in wardrobe, night storage heater, vanity unit

Bathroom

with panelled bath and shower over, wash hand basin and w.c, fully tiled walls, heated towel rail

EXTERNALLY

Gardens to the front and rear.

Flagged patio area and lawn with flower borders.

Utility room with w.c and store shed.

Greenhouse in rear garden.

Off road parking space to the side and rear.

Street parking to the front.

SERVICES

Mains water, electricity and drainage

Night storage heaters

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'B'



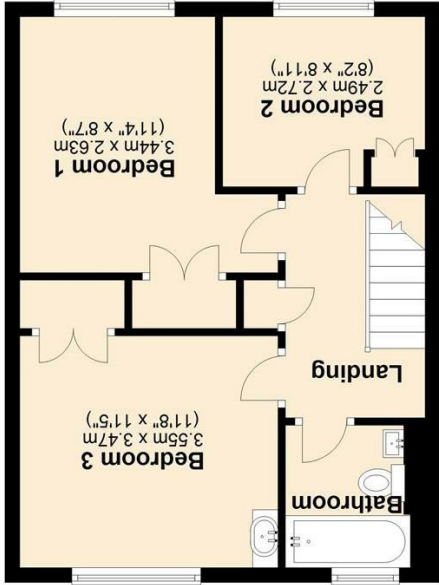




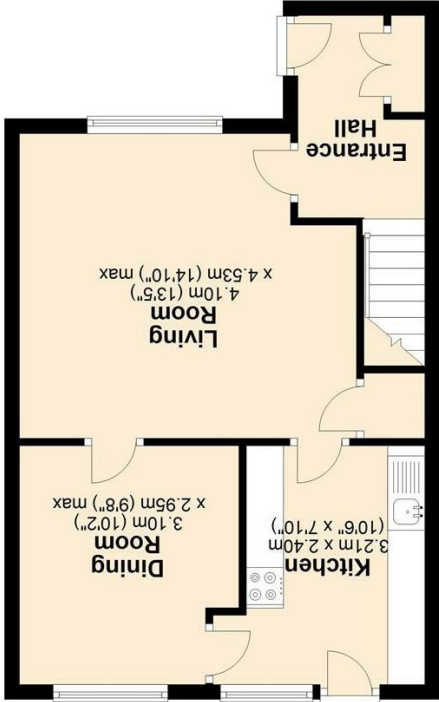
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Score	Energy rating	Current	Potential
92+	A	88 B	58 D
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

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