



Parc Glas

Cwmdare, CF44 8RP

£249,995



Welcome to this modern extended spacious 3-bedroom link detached family house located in the desirable area of Parc Glas. As you step into the property, you are greeted by an inviting entrance hall leading to three reception rooms, offering ample space for entertaining and relaxation.

The ground floor boasts a lounge, a fitted kitchen/dining room, a sitting room, a conservatory, and a convenient utility room. The layout is perfect for modern family living, providing versatility and comfort.

Moving to the first floor, you will find a spacious landing leading to two double bedrooms and a single bedroom, all tastefully decorated and offering a cosy retreat for the whole family. The modern family bathroom adds a touch of luxury to this lovely home.

This property is equipped with gas central heating and double glazed windows, ensuring warmth and energy efficiency throughout the year. Outside, a driveway with access to a garage provides convenient parking, while the front and rear gardens offer a peaceful outdoor space to enjoy the pleasant views of the surroundings.



Hallway

Understairs storage. Radiator.

Cloakroom

W.C. Wash hand basin. Radiator. UPVC double glazed window to front.

Lounge 10'3 x 14'7 (3.12m x 4.45m)

Fire surround. UPVC double glazed window to front. Radiator.

Kitchen/Diner 8'2 x 21'5 (2.49m x 6.53m)

Modern wall and base unit. Range cooker. Extractor hood. Radiator. UPVC double glazed window to rear.

Utility Room 6'5 x 9'5 (1.96m x 2.87m)

Provision for plumbed in washing machine and dishwasher. Gas boiler serving hot water and heating system. Door to garage and rear garden

Sitting room 8'6 x 22'0 (2.59m x 6.71m)

Radiator. Patio doors. Gas fire and surround.

Conservatory 7'5 x 9'8 (2.26m x 2.95m)

Electric wall heater. UPVC double glazed windows and doors. Tiled flooring.

Landing

Storage/ Airing cupboard. Radiator.

Bathroom 7'3 x 7'8 (2.21m x 2.34m)

Modern suite in white with Bath. Wash hand basin. W.C Chrome heated towel rail. UPVC double glazed window to rear. Shower screen and shower.

Bedroom 1 9'1 x 14'2 (2.77m x 4.32m)

Radiator. UPVC double glazed window to front.

Bedroom 2 11'5 x 9'1 (3.48m x 2.77m)

Radiator. Upvc double glazed window

Bedroom 3 8'10 max 6'1 min x 7'8 (2.69m max 1.85m min x 2.34m)

Radiator. Storage cupboard. UPVC double glazed window to front.

Garage 8'10 x 17'2 (2.69m x 5.23m)

Power and light.

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The Property Misdescription Act 1991

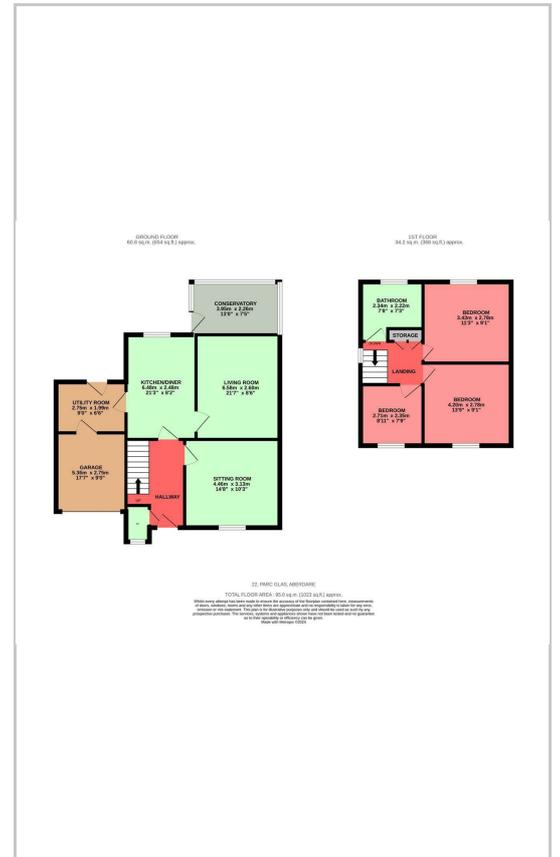
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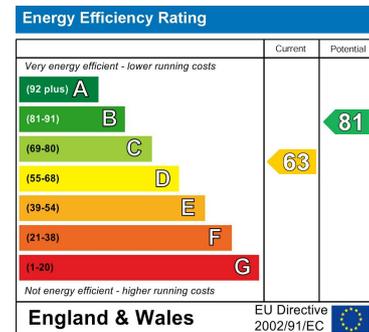
Area Map



Floor Plans



Energy Efficiency Graph



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