



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 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.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

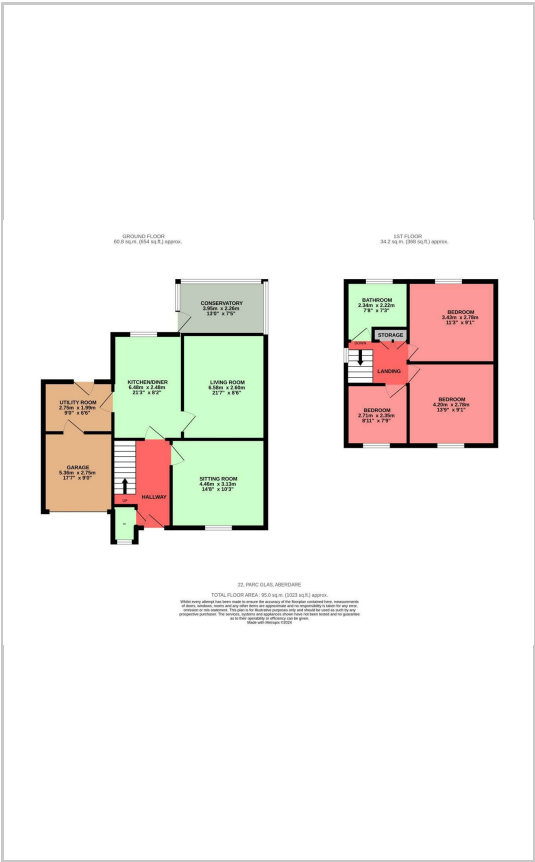
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

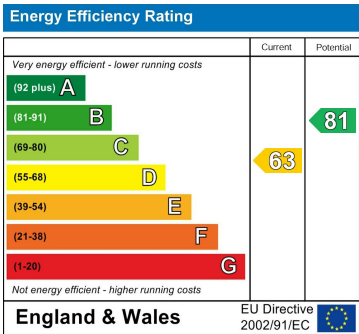
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.