



£549,995

Birchacre Croesbychan, Llwydcoed, CF44 0EJ

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** TENURE FREEHOLD
** APPROX 3 ACRE COUNTRY SMALL HOLDING
** 3 BEDROOMS CENTRALLY HEATED DETACHED BUNGALOW
** OUTBUILDINGS ** 2 PASTURE FIELDS
** RURAL LOCATION SET OFF A MINOR ROAD OUTSIDE THE SMALL VILLAGE OF LLWYDCOED
** LOCATED UP A NO THROUGH COUNTRY LANE
** LOOKING FOR A LIFESTYLE CHANGE IN A BEATUFIUL PART OF WALES
** AN OPPORTUNITY OF ACQUIRING AN ATTRACTIVE 3 ACRE SMALL HOLDING

Porch / Utility Room.

Radiator. Sink-unit. Provision for washing machine. UPVC double glazed windows and doors.

Entrance Hall.

Radiator. Boiler housed in cupboard.

Lounge

11'10" x 22'9" (3.61m x 6.93m)
Radiator. UPVC triple glazed windows x 2. Patio doors. Modern wall mounted Electric fire.

Conservatory

9'5" x 15'10" (2.87m x 4.83m)
UPVC double glazed windows. Sliding patio doors.

Fitted Kitchen

16'2" x 11'10" (4.93m x 3.61m)
Radiator. Modern wall and base units. Electric hob and oven. Extractor hood. Stainless steel sink unit. UPVC triple glazed windows x 2.

Bedroom 1

9'0" x 14'6" (2.74m x 4.42m)
Radiator. UPVC triple glazed window to front.

Bedroom 2

9'3" x 8'8" (2.82m x 2.64m)
Radiator. Fitted cupboards. UPVC triple glazed window to front.

Bedroom 3

8'3" x 6'3" (2.51m x 1.91m)
Radiator. UPVC triple glazed window to side.

Modern Bathroom

7'2" x 6'7" (2.18m x 2.01m)
Radiator. UPVC triple glazed window x 1. Modern suite in white comprising Spa Bath. vanity wash hand basin W.C. Shower over bath.

Outside

Entrance gates gives access to entrance drive and hard standing with ample off road parking. Well laid out and mature gardens to the front of the property with raised decked seating area enjoying exceptional country views.

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.

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Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

