



Heol Y Groes offers over £275,000

- Lovely conservatory overlooking the garden
- Garage and driveway providing off road parking
- Council Tax Band - E
- South facing rear garden with patio and shed
- Kitchen / Breakfast room
- Master bedroom with en suite
- EPC Rating: C



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About the property

Property includes garage and parking facilities ensuring ease and security for vehicle owners. Additionally, a well-maintained garden offering outdoor space for relaxation. The property also benefits from a conservatory, a perfect spot for soaking up some sunshine or enjoying an evening sunset.





Accommodation

Entrance Hall

Stairs to first floor, radiator, understairs cupboard.

Cloakroom

Front facing window, radiator, WC, sink and vinyl flooring.

Kitchen / Breakfast Room

14' 2" x 9' 3" (4.32m x 2.82m)

Dual aspect windows to the front and side, radiator, laminate flooring. Fitted kitchen with a range of wall and base units with work surface over and tiled splash backs, breakfast bar, space for washing machine, fridge freezer and dishwasher. Built in gas hob and electric oven.

Living Room

11' 7" x 16' 1" (3.53m x 4.90m)

Double glaze window to rear, radiator laminate flooring.

Conservatory

Radiator, laminate flooring, doors out to garden.

First Floor Landing

Carpet flooring, storage cupboard, cupboard housing tank, stairs to second floor.

Bedroom Two

13' 1" x 9' 2" (3.99m x 2.79m)

Carpet flooring, double glazed window to rear and radiator.

Bedroom Three

12' 6" x 9' 2" (3.81m x 2.79m)

Carpet flooring, double glazed window to front and radiator.

Bedroom Four

7' 6" x 6' 11" (2.29m x 2.11m)

Carpet flooring, double glazed window to rear and radiator.

Second Floor

Master Bedroom

20' 7" x 12' 8" (6.27m x 3.86m)

Carpet flooring, loft access, storage into eaves, radiator and double glazed window to front. Roof window to rear.

En Suite

Large shower room comprising of a walk in shower cubicle, WC and sink. Radiator, part tiled walls, vinyl flooring and obscure double glazed window to rear.

Garage

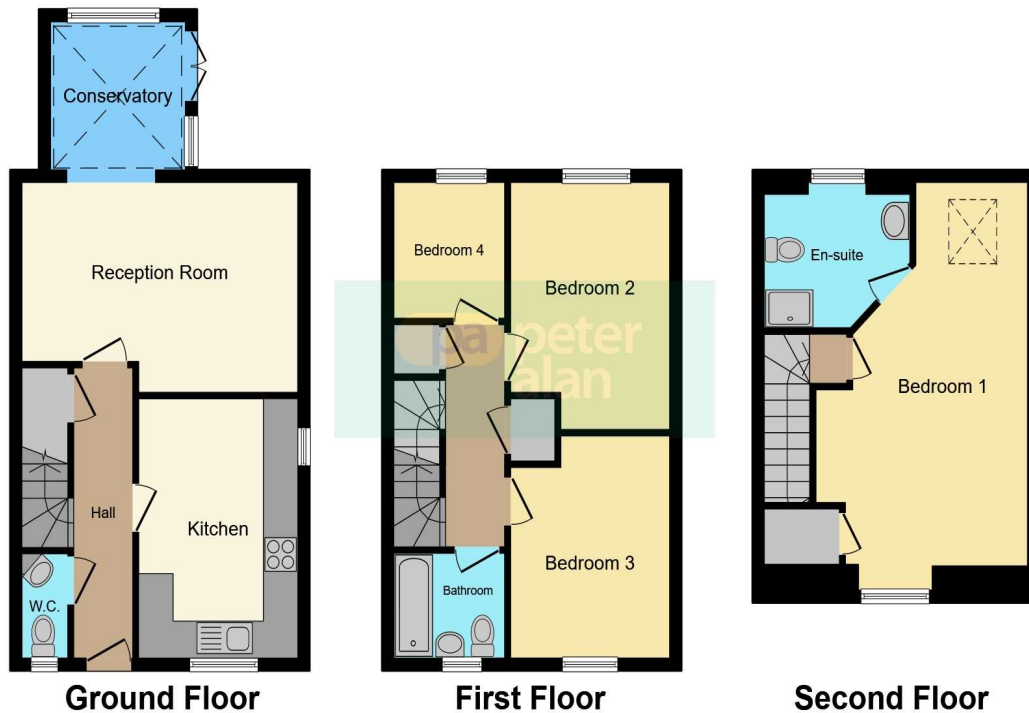
20' 3" x 10' 7" (6.17m x 3.23m)

With pp and over door and off road parking to the front.

Garden

South facing garden with side access, patio, raised beds with mature shrubs.

Floorplan



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