



## Glan Y Nant Close, £270,000

- Off road parking and garage.
- Close To Local Amenities & Transport Links.
- No onward chain.
- Sought after location.
- Near schools and amenities.
- Downstairs WC.
- Need a mortgage? Call us today to find out how we can get you moving!



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## About the property

This well-maintained three-bedroom semi-detached house, offered with no onward chain, features spacious living areas, a generous garden, off-road parking with a garage. Is conveniently located near schools, parks, amenities, and public transport links—making it an ideal family home.







## Accommodation

### Hallway

### Wc

### Kitchen

8' 2" x 10' 2" ( 2.49m x 3.10m )

### Utility Room

9' 8" x 5' 9" ( 2.95m x 1.75m )

### Dining Room

11' 8" x 8' 2" ( 3.56m x 2.49m )

### Living Room

10' 8" x 19' ( 3.25m x 5.79m )

### Bedroom One

10' 8" x 14' 1" ( 3.25m x 4.29m )

### Bedroom Two

14' 8" x 8' 2" ( 4.47m x 2.49m )

### Bedroom Three

9' 5" x 5' 5" ( 2.87m x 1.65m )

### Bathroom

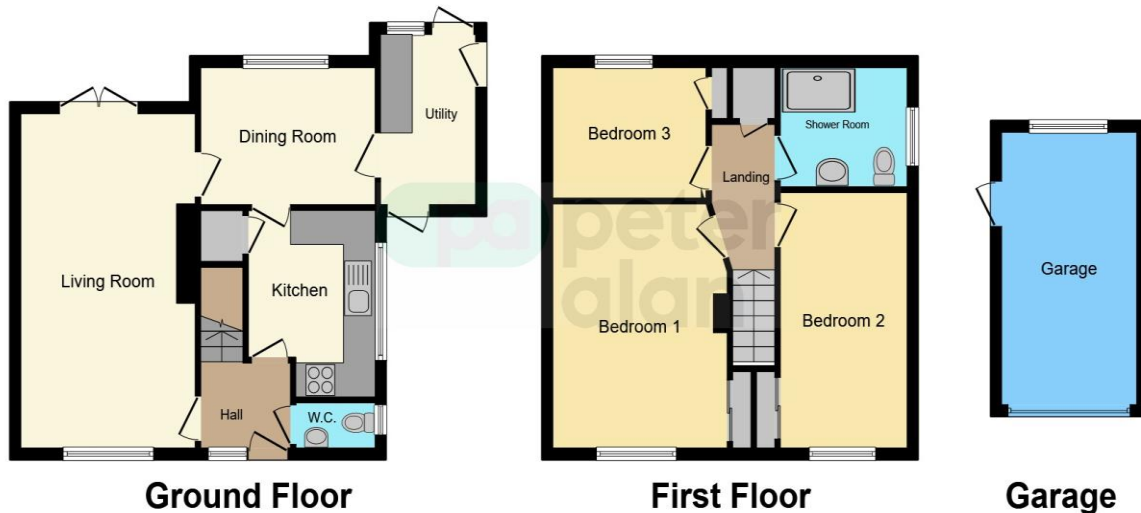
### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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