



Magnolia Close, Porth

£265,000

- No Chain
- Detached Property
- Three Bedrooms
- Off Road Parking
- EPC Rating: E



🛏 3 🛏 1 🛋 3



About the property

Three bedroom detached home situated in a great location within Llwynellyn, Porth. The property is walking distance to the train station, Local shops and schools. Further benefits include good road links to the city centre as the M4 and A470 is only a short drive away making this an ideal spot for commuters.

The property comprises of; Entrance hallway, THREE reception rooms, Downstairs WC, Kitchen AND Utility room! To the first floor you will find THREE bedrooms, shower room, balcony located off the landing and an en-suite! The outside offers a wrap around garden with gates to the side offering off road parking and built in BBQ area. You will find beautiful uninterrupted views of the mountains from the sitting room and upstairs balcony!

Entrance Hallway

Access into hallway via front door. Built in storage cupboard.

Downstairs Wc

Window to rear. WC and wash hand basin.

Living Room

21' 2" x 12' 6" (6.45m x 3.81m)

Window to front and window to side. Gas fire. Stairs leading to first floor.

Dining Room

12' 9" x 10' 4" (3.89m x 3.15m)

Doors opening out onto the garden.

Dining Room

12' 9" x 10' 4" (3.89m x 3.15m)

Doors opening out onto the garden.

Lounge

19' x 10' 2" (5.79m x 3.10m)

Window to front and rear, door to the side opening out onto the garden. This room could lend its self with multi uses including a possible fourth bedroom.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Kitchen

16' 9" x 12' 1" (5.11m x 3.68m)

Window to side. Door to side. Dine in kitchen with attached conservatory. Boiler enclosed.

Utility Room

9' 9" x 6' 5" (2.97m x 1.96m)

Located off the kitchen.

Landing To First Floor

Access to all bedrooms, shower room and access onto the balcony.

Bedroom One

12' 3" x 10' 7" (3.73m x 3.23m)

Window to rear. Access into en-suite.

En-Suite

Window to front. Corner Jacuzzi bath, WC and wash hand basin.

Bedroom Two

11' 4" x 9' (3.45m x 2.74m)

Window to rear. Built in wardrobes, built in storage cupboard.

Bedroom Three

12' 2" x 11' 6" (3.71m x 3.51m)

Window to front and rear. Built in wardrobes.

Shower Room

Window to front. Walk in shower, WC and hand basin.

Outside

Wrap around garden, side gate allowing off road parking. Lawn, decking and patio is laid.