



## Heol Tymaen, Upper Boat offers over £240,000

- COUNCIL TAX C
- Convenient Location Close To Local Amenities
- Close Access To The A470
- Off-Road Parking
- Seperate Garage and Lane To The Rear
- EPC Rating: Awaited



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## About the property

A semi-detached house ideal for a family home situated in the quiet Heol Tymaen, Upper Boat. With convenient access to the A470 perfect for commuters and plenty of local amenities close by within Upper Boat and Nantgarw. Viewings highly recommended.

## Accommodation

### Entrance Passage Way

### Lounge

17' 6" max x 9' 9" max ( 5.33m max x 2.97m max )  
Double glazed window to front, double glazed patio doors to rear leading into conservatory, ceiling light.

### Conservatory

10' 9" max x 11' 5" max ( 3.28m max x 3.48m max )  
Double glazed throughout, ceiling light, patio doors leading into rear garden.

### Kitchen

9' 9" max x 13' 7" max ( 2.97m max x 4.14m max )  
Matching wall and base units with countertop over, stainless steel sink with drainer, integrated gas hobs and ove. Double glazed window to rear, ceiling light.

### Bathroom

5' 9" max x 6' 9" max ( 1.75m max x 2.06m max )  
Three piece suite comprising w/c, shower cubicle and wash basin, ceiling light, double glazed window to front.





### Stairs To First Floor Landing

Carpeted stairs to first floor landing, ceiling light.

### Bedroom 1

16' 2" max x 9' 5" max ( 4.93m max x 2.87m max )  
Double glazed window to front and rear, ceiling light.

### Bedroom 2

7' 1" max x 10' 7" max ( 2.16m max x 3.23m max )  
Double glazed window to rear, ceiling light.

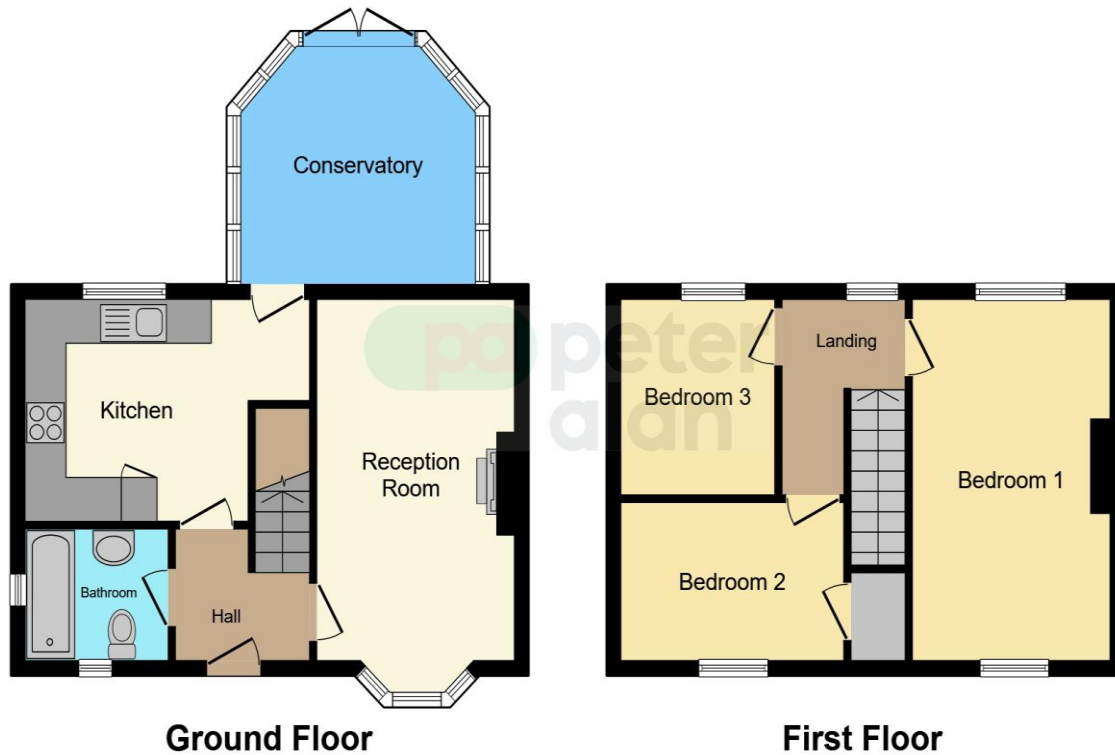
### Bedroom 3

8' 5" max x 7' 4" max ( 2.57m max x 2.24m max )  
Double glazed window to front, ceiling light.

### External

To the front, partial laid to lawn area with off road parking for approx. 2 vehicles. To the rear, laid to lawn garden with rear access to lane leading to garage.

## Floorplan



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