



## Blaenant Street, offers over £190,000

- Open Plan
- Utility Room
- Garage To rear
- EPC - D
- Council Tax Band - B
- EPC Rating: D



3 1 1



## About the property

With secure area to the rear for the children to play leading from the double doors in the dining area. The lounge is fitted with log burner and storage for logs to the rear garden. The property offers beautiful scenery and internal viewing is highly recommended. The property is in semi rural location.





## Accommodation

### Entrance

Entered via uPVC double glazed door. Access to lounge. Stairs leading to first floor.

### Lounge

10' 3" max x 9' 3" ( 3.12m max x 2.82m )  
Fitted carpet. uPVC double glazed window to front.

### Dining Room

10' 3" x 10' 3" ( 3.12m x 3.12m )  
Fitted carpet. Feature fireplace with log burner. uPVC double glazed window. Open plan to kitchen.

### Kitchen

Fitted with a matching range of base units with worktop space over. Inset stainless steel sink with mixer tap. Built in oven and hob. Space for fridge/freezer. Breakfast bar. Two uPVC double glazed windows. Access to utility room.

### Utility Room

6' 5" x 10' 2" ( 1.96m x 3.10m )  
Fitted with a matching range of base units with worktop space over. Inset sink. Space for washing machine. Wall mounted boiler. uPVC double glazed window. uPVC double glazed door to garden.

### Landing

Access to all bedrooms and bathroom. Area that could be optimised as a study area.

### Master Bedroom

10' 8" max x 10' 6" max ( 3.25m max x 3.20m max )  
Laminate flooring. uPVC double glazed window.

### Bedroom Two

10' 3" x 10' 1" ( 3.12m x 3.07m )  
laid with fitted carpet

### Bedroom Three

9' 9" max x 10' 11" ( 2.97m max x 3.33m )  
To the rear of the property

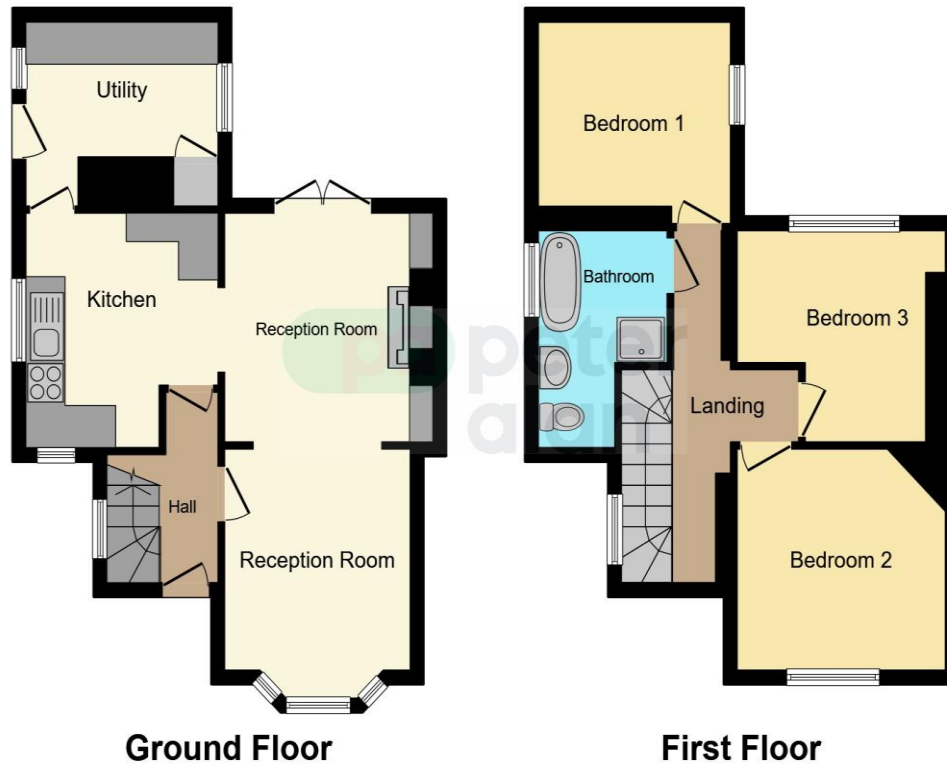
### Bathroom

Fitted with a four piece suite comprising of wash hand basin, wc, freestanding bath and shower cubicle. uPVC double glazed window.

### Outside

To the front elevation you have lawn area with steps and path way. To the rear of the property you have two storage sheds along with an area coming off the dining area allowing storage for logs. The rear of the property you will find elevated steps to rear lane

## Floorplan



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