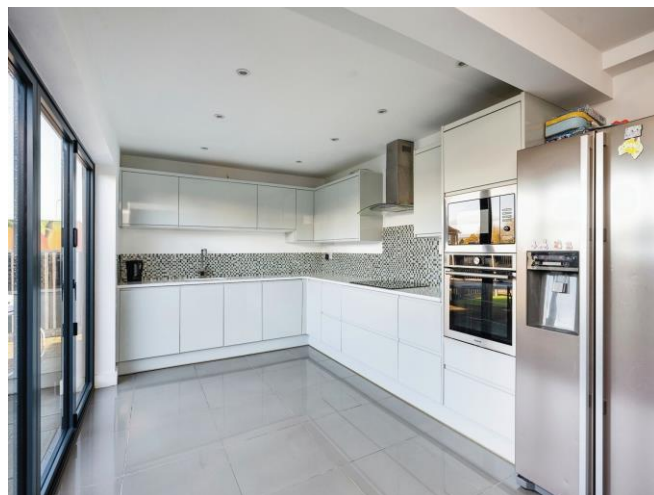




Clos-Y-Deri, £440,000

- Four Bedrooms
- Close to Village & Schools
- Outbuildings & Garage
- Council Tax Band F
- Open plan Kitchen/ Dining Area
- Viewing Recommended
- EPC Rating: D



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About the property

Situated in the charming vicinity of the historical Nottage village, this detached home provides convenient access to both primary and secondary schools. Viewing is highly recommended to appreciate all this property has to offer.

Accommodation

Entrance Porch

Enter via front door, leading into hallway

Hallway

Access to kitchen, lounge, study/ lounge and ground floor W/C. Tiled floor. Radiator. Carpeted stair leading to the first floor, with under stairs storage

Kitchen/ Lounge / Dining Area

28' 7" max x 20' 2" max (8.71m max x 6.15m max)



Fitted with a range of wall and base units with worktops over and tiled splash back. Sink and stainless steel tap. Built in hob with extractor, oven and microwave. Space for large fridge/freezer. Tiled flooring and spotlighting throughout. UPVc double glazed windows and bi folding doors leading to the rear garden.

UPVc double glazed window facing the front of the property. Wood affect flooring. Radiator. Coving.

Lounge

13' 11" x 12' (4.24m x 3.66m)

UPVc double glazed window facing the front of the property. Wood affect flooring. Radiator. Coving.

Study/ Lounge

14' 1" x 8' 6" (4.29m x 2.59m)

W/c

Suite comprising W.C and wash hand basin.

First Floor

Landing

Carpet flooring. Access to all four bedrooms and family bathroom.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.