



## Canol Tai Blaen

**£199,950**

- Council tax band C
- Popular location
- Spacious rear garden
- Driveway
- Well-presented
- EPC Rating: C



 3  2  1



## About the property

Peter Alan are delighted to present this well-presented, semi-detached property, currently listed for sale. This splendid residence boasts of a stunning layout comprising of one well-appointed reception room, a W.C, a kitchen, three bedrooms, and one bathroom.

The spacious open-plan reception room benefits from large windows that flood the space with natural light, creating an inviting environment. The kitchen is well designed with ample dining space, perfect for enjoying family meals.

The property offers three bedrooms; a master bedroom that is spacious and fitted with air conditioning and bathed in natural light with the luxury of an en-suite, a double bedroom, and a single bedroom. Each room has been tastefully designed to cater to all your needs. The bathroom is well-presented and complements the high standard set throughout the property.

One of the property's unique features is the spacious rear garden with patio area with side access, a perfect space for outdoor relaxation and activities. Parking is also available via a double driveway, adding to the convenience factor. The property also boasts CCTV and alarm.



## Accommodation

### Hallway

### W.C.

### Living Room

Irregular Shaped Room x ( x )

### Kitchen

9' 8" Max x 16' Max ( 2.95m Max x 4.88m Max )

### Landing

### Bathroom

### Bedroom 1

15' Max x 8' 8" Max ( 4.57m Max x 2.64m Max )

### En-Suite

### Bedroom 2

9' 8" Max x 8' 8" Max ( 2.95m Max x 2.64m Max )

### Bedroom 3

11' 1" Max x 6' 8" Max ( 3.38m Max x 2.03m Max )

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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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