



Heol-Y-Glyn, £450,000

- Council Tax Band E
- No onward chain
- Set in a spacious plot
- Mature garden with pond feature
- Split-level living
- Multi-car driveway
- Ideal for multi-generational living or family home
- Solar panels with battery



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About the property

Presenting a detached house, available for sale with no onward chain. This substantial property is perfectly suited for families or those seeking multi-generational living, offering an abundance of flexible, split-level accommodation on a spacious plot of approx 1,970 sq ft.

Step inside to discover versatile reception rooms, each thoughtfully designed for modern living. The elegant living room provides a welcoming space, while the separate dining room is ideal for entertaining and family meals. A sun room with direct access to the mature garden brings the outdoors in, creating a serene retreat for relaxation. The kitchen offers a utility room and a convenient walk-in pantry, ensuring ample storage. The property offers a family bathroom and W.C.

The property features three/four bedrooms depending on your chosen layout. The master includes an en-suite and three bedrooms include fitted wardrobes providing ample storage space.

Outside, the property boasts a mature garden and a charming pond and canopy area. The multi-car driveway provides extensive off-street parking. While garages, currently utilised as living space, add to the property's versatility. A standout feature of this property is the integration of solar panels, a notable



Accommodation

Hallway

Living Room

13' 3" Max x 19' 4" Max (4.04m Max x 5.89m Max)

Sun Room

10' 1" Max x 12' 7" Max (3.07m Max x 3.84m Max)

Study/Bedroom 4

10' Max x 12' 8" Max (3.05m Max x 3.86m Max)

Stairs

Pantry

Dining Room

13' 3" Max x 11' 9" Max (4.04m Max x 3.58m Max)

Kitchen

13' 3" Max x 9' 5" Max (4.04m Max x 2.87m Max)

Utility Room

W.C

Games Room

12' 7" Max x 21' 8" Max (3.84m Max x 6.60m Max)

Landing

Bedroom 1

13' 5" Max x 14' 9" Max (4.09m Max x 4.50m Max)

En-Suite

Bedroom 2

15' 7" Max x 10' 5" Max (4.75m Max x 3.17m Max)

Bedroom 3

13' 3" Max x 10' 9" Max (4.04m Max x 3.28m Max)

Bathroom

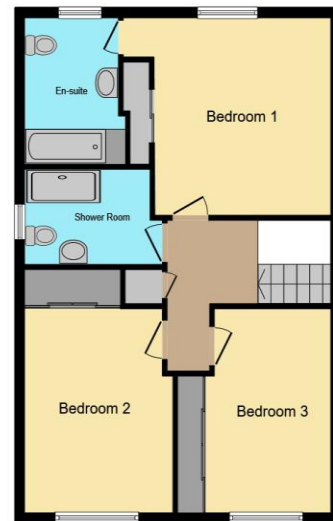
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Floorplan



Ground Floor



First Floor

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



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