



Gersanws, £215,000

- Council Tax Band A
- Well-presented throughout
- Two Reception rooms
- Ideal family home
- Garage
- Spacious Rear Garden
- Close to local amenities
- Great transport links
- EPC Rating: D



3 1 2



About the property

We are delighted to present this immaculate extended semi-detached house, offered for sale which provides generous living accommodation throughout. This beautifully maintained property is arranged over two floors and is ideal for those seeking a spacious and comfortable family home.

Upon entering, you are greeted by two inviting reception rooms, each featuring its own fireplace. One reception room is enhanced by a charming wood burner, perfect for creating a warm and cosy ambience on cooler evenings, while the second reception boasts a second wood burner – ideal for entertaining guests or relaxing with the family.

The property includes a modern, well-appointed kitchen, ideally suited for both everyday family meals and entertaining. The thoughtful extension of the home adds flexibility and additional space to meet the needs of modern living.

Upstairs, the property offers three well-proportioned bedrooms. Two of the bedrooms are generous doubles, providing ample space for furnishings and storage, while the third is a comfortable single, ideal for a child's room or a dedicated study. The property further benefits from a front forecourt and large rear



Accommodation

Hallway

Sitting Room

9' 4" Max x 13' 3" Max (2.84m Max x 4.04m Max)

Lounge/Diner

12' 9" Max x 12' 2" Max (3.89m Max x 3.71m Max)

Kitchen

W.C.

Landing

Bedroom 1

13' 1" Max x 10' Max (3.99m Max x 3.05m Max)

Bedroom 2

9' 8" Max x 10' 9" Max (2.95m Max x 3.28m Max)

Bedroom 3

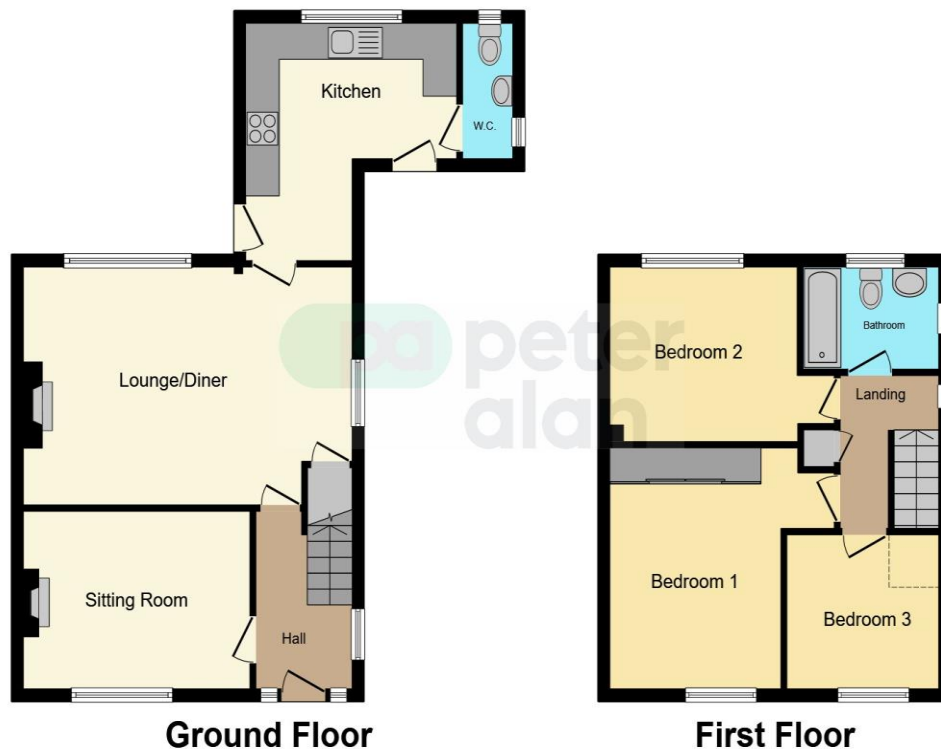
8' 4" Max x 9' 1" Max (2.54m Max x 2.77m Max)

Bathroom

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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

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