



## Pant Bryn offers over £260,000

- Council Tax - Band D
- Located in a sought estate
- 3 x Reception rooms
- Driveway parking
- Conservatory
- Cloakroom
- En-suite
- EPC Rating: C



3 2 3



## About the property

Welcome to your dream home - a stunning 3-bedroom detached house that redefines modern comfort and luxury living. It is close to schools, amenities and M4 links and perfect for families.....

## Accommodation

### Cloakroom

Comprising W.C. and wash hand basin.

### Lounge

12' 7" x 10' 8" ( 3.84m x 3.25m )

UPVC bay window to front, laminate flooring.

### Sitting Room/Bedroom 4

12' 3" max x 9' 1" max ( 3.73m max x 2.77m max )



UPVC bay window to front, carpeted flooring.

## Kitchen

17' 8" max x 10' 7" max ( 5.38m max x 3.23m max )

Matching range of wall and base units, breakfast bar, spaces for appliances, double oven, oven and cooker hood. UPVC window to rear, doors to conservatory.

## Conservatory

18' 3" max x 12' 2" max ( 5.56m max x 3.71m max )

UPVC windows and door to rear, laminate flooring.

## Bedroom One

11' x 11' 3" max ( 3.35m x 3.43m max )

UPVC window to front, laminate flooring, fitted wardrobes.

## Ensuite Shower Room

Comprising walk-in shower, W.C. and wash hand basin.

## Bedroom Two

9' 7" x 7' 9" ( 2.92m x 2.36m )

UPVC window to rear, carpeted flooring.

01792 894422  
gorseinon@peteralan.co.uk



## Floorplan

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

