



## Heol Y Pibydd, offers over £210,000

- Great Location
- Good links to M4
- Driveway Parking
- Cloakroom
- Shops and Amenities
- Council Tax Band - D
- En-suite
- Garage
- EPC Rating: B



 3  2  1



## About the property

Welcome to your dream home - a 3-bedroom Semi detached house that redefines modern comfort and luxury living. The property is close to local amenities, parks, transport links and the M4. Don't miss out.

## Accommodation

### Kitchen

10' 5" x 6' 6" ( 3.17m x 1.98m )

### Living/Dining

10' 8" x 11' ( 3.25m x 3.35m )

### Bedroom 1

14' 10" x 8' 11" ( 4.52m x 2.72m )

### En-Suite

### Bedroom 2



12' 5" x 8' 7" ( 3.78m x 2.62m )

**Bedroom 3**

11' 5" x 8' ( 3.48m x 2.44m )

**Cloakroom**

**Bathroom**

**Garage**

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.

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