



## Tanybryn Main Road, £300,000

- No Chain!
- Beautiful Double Fronted Stone House
- Modernised Throughout With Original Features
- Enclosed Front, Side & Back Gardens
- Garage & Outbuildings
- Ideal Family Home
- EPC Rating: E



 4  2  2



## About the property

Offered with no chain is this beautifully presented character double fronted detached home situated on a generous size plot in Cadoxton. Set far back from the road with a spacious enclosed front and side gardens with the possibility of building, subject to planning permission, garage and off street parking to the rear.

Close to all local amenities and the M4, the property briefly comprises hallway, lounge, open plan kitchen/ diner with a modern kitchen including a kitchen island and stunning bay window to the front, and cloakroom to the ground floor with steps down to basement offering further storage. On the first floor there are four bedrooms, master with modern en-suite, and family bathroom. To the rear of the property there is a low maintenance patio area with garage and outbuildings. This property has been modernised throughout and would be a great family home in a popular and sought after location. To book a viewing please call the team today on 01639 635 115. No Chain!!

## Accommodation

### Entrance Hall

Entry through composite door into large hallway with original coving, carpeted and access to all rooms

### Cloakroom

Modern, with wash hand basin and WC

### Living Room

22' 5" Max into bay x 12' Max ( 6.83m Max into bay x 3.66m Max )

Carpeted, bay window to front, window to rear, access to back hallway which has access to the basement

### Kitchen/diner

22' 9" Max into bay x 12' 6" ( 6.93m Max into bay x 3.81m )

Part carpeted, part tiled flooring with a range of base and wall units with integrated oven, hob and extractor fan. sink and draining board, integrated fridge/freezer with kitchen



island. Bay window to front offering views of the spacious front garden and window to rear

### **Landing**

Carpeted, window to rear, access to attic

### **Bedroom One**

12' 9" x 13' 5" Max into bay ( 3.89m x 4.09m Max into bay )

Carpeted, bay window to front, access to en-suite

### **En-Suite**

Tiled flooring and part walls, WC, sink and shower. Extractor Fan

### **Bedroom Two**

10' 1" Max x 11' 5" Max ( 3.07m Max x 3.48m Max )

Carpeted, window to front

### **Bedroom Three**

9' 9" x 8' 6" ( 2.97m x 2.59m )

Carpeted, window to rear

### **Bedroom Four**

7' 3" x 7' 4" Max ( 2.21m x 2.24m Max )

Carpeted, bay window to front

### **Bathroom**

Tiled floor and part walls, bath with overhead shower, WC, sink, frosted window to rear

### **Basement**

Spacious basement accessed by stairs to the rear of the property, offering further storage with shelving area and the possibility for extra living space, such as a study or cinema

### **External**

To the front there is a beautiful enclosed garden with a path leading to the front door with lawn and mature shrubbery while the rear offers off road parking, garage and outbuildings offering plenty of storage

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.