



## Fforest Hill offers over £160,000

- Deceptively Spacious Property
- Generous Enclosed Rear Garden
- Council Tax Band - B
- Two Reception Rooms
- No On Going Chain
- EPC Rating: E



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## About the property

A beautifully presented, ideal first time or family home conveniently located for access to popular walking routes through Dulais Valley including Aberdulais Falls. The home is also well situated for commuters with great links to the A465 onto the M4 corridor. Internally the property comprises of an entrance hallway that leads into a generous lounge, with doors through to a study to the front and modern kitchen diner, with a utility room, to the rear. The first floor offers three double bedrooms, the master boasting an en-suite, and family bathroom. Externally the home features a generous enclosed rear garden with access via a gate to the side and an outhouse to the rear, Internal viewings are highly recommended to appreciate the property.

## Accommodation

### Entrance Hallway

### Lounge

15' 1" x 11' 9" ( 4.60m x 3.58m )

### Study

11' 9" x 9' 1" ( 3.58m x 2.77m )

### Kitchen Diner

17' 8" x 12' 3" ( 5.38m x 3.73m )



### Utility Room

13' 2" x 5' 6" ( 4.01m x 1.68m )

### Landing

### Bedroom One

12' 3" x 15' 8" max ( 3.73m x 4.78m max )

### En-Suite

### Bedroom Two

10' 1" x 9' 5" ( 3.07m x 2.87m )

### Bedroom Three

10' 2" x 12' 5" ( 3.10m x 3.78m )

### Bathroom

### Front And Rear Garden

## Floorplan



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