



**Golwg Y Mynydd,  
Waunceirch**

- EPC Rating: D
- Desirable location
- Corner plot
- Driveway and garage
- Well presented





## About The Property

3 bedroom semi detached property situated on a corner plot with views over the mountains. Accommodation comprises: Entrance hallway, downstairs cloakroom, lounge, kitchen/dining room to the ground floor and 3 bedrooms and bathroom to the first floor. Highly desirable and popular location.

## Accommodation

### Entrance Hall

Door to front, laminate flooring and radiator.

### Cloakroom

Pvcu d/g window to front, w.c and wash hand basin.

### Lounge

15' 9" x 14' ( 4.80m x 4.27m )

Pvcu d/g window to front, laminate flooring and radiator.

### Kitchen/diner

15' 9" x 9' 6" ( 4.80m x 2.90m )

Pvcu d/g window and door to rear, tiled flooring, Fitted with a matching range of base and wall units with contrasting work surfaces. fitted radiator.

### Bedroom One

11' 1" x 8' 2" ( 3.38m x 2.49m )

Pvcu d/g window to front, laminate flooring and radiator.





### **Bedroom Two**

12' 7" x 7' 9" ( 3.84m x 2.36m )

Pvcu d/g window to rear, laminate flooring, radiator.

### **Bedroom Three**

7' 9" x 7' 7" ( 2.36m x 2.31m )

Pvcu d/g window to front, laminate flooring and radiator.

### **Bathroom**

Superbly presented and modern bathroom consisting of a w.c, wash hand basin and bathtub.

### **External**

Driveway to front, detached garage, front garden laid with lawn, side access leading to large enclosed rear garden with patio and lawned areas.

**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. They buyer is advised to obtain verification from their solicitor or surveyor.