



Crud Yr Awel, £340,000

- Five Bedrooms
- Driveway For Three Cars
- Three Reception Rooms
- Popular Location
- Wrap Around Garden
- EPC Rating: D



 5  2  3



About the property

A detached FIVE bedroom family home for sale in the popular area of Bryncoch. Benefiting from three reception rooms, a shower room and bathroom, a driveway for three cars and a wrap around garden. Offering a huge amount of potential, the property is conveniently located to schools, collages, shops and public transport links and within easy reach of the A 465 and M4 corridor.

Internally the property comprises of an entrance hall with a stained glass door. three reception rooms, a kitchen and a shower room to the ground floor. The first floor features five bedrooms, four of which are doubles and a bathroom housing a gas combination boiler.

To the front of the property there is a driveway fit for three cars with access via a gate to the side. The side and rear garden consists of decking and slabs with the added bonus of a wooden built shed.

Internal viewings come highly recommended to appreciate the space on offer.



Accommodation

Entrance Hall

Entrance via a upvc door with stained glass to the front. Fitted carpets, stairs to the first floor, understair storage and doors through to the dining room, kitchen and third reception room.

Lounge

12' x 12' 4" max (3.66m x 3.76m max)
Upvc window to the front, fitted carpets and a feature fireplace.

Dining Room

13' 4" max x 10' min (4.06m max x 3.05m min)
Fitted carpets, upvc patio doors to the rear and a door into the lounge.

Third Reception Room

9' x 10' 7" (2.74m x 3.23m)
Fitted carpets and a upvc window to the front.

Kitchen

21' 7" max x 10' 2" max (6.58m max x 3.10m max)
Fitted with a matching range of wall and base units with worktop space over, 1 1/5 stainless steel sinks with a mixer tap and an integrated oven, cooker, hob, cooker hood and dishwasher. Space for a fridge freezer and washing machine. Tiled flooring and splashback, x2 upvc windows to the rear and a upvc door to the rear. Door leading through to the ground floor shower room.

Shower Room

Fitted with a three piece suite comprising of a shower cubicle with an electric shower and glass screen, a w.c and wash hand basin with a mixer tap. Tiled flooring, part tiled walls and part plastic cladding splashbacks. Upvc window with obscured glass to the side.

Landing

Fitted carpets to both the stairs and landing, sky light, access to the attic and doors through to all five bedrooms and bathroom.

Bedroom One

12' 4" x 12' 1" max (3.76m x 3.68m max)
Fitted carpets, fitted wardrobes and a upvc window to the front.

Bedroom Two

12' 3" x 12' 2" max (3.73m x 3.71m max)
Fitted carpets, x2 built in storage cupboards and a upvc window to the rear.

Bedroom Three

10' 8" x 10' 7" (3.25m x 3.23m)
Fitted carpets and a upvc window to the front.

Bedroom Four

10' 1" max x 10' 6" max (3.07m max x 3.20m max)
Fitted carpets and a upvc window to the rear.

Bedroom Five

8' 1" x 8' 1" (2.46m x 2.46m)
Fitted carpets and a upvc window to the front.

Bathroom

Fitted with a three piece suite comprising of a bath with a shower over and glass screen, a wash hand basin with a mixer tap and a w.c. Vinyl flooring, tiled walls, upvc window with obscured glass and a built in storage cupboard housing a wall mounted gas combination boiler.

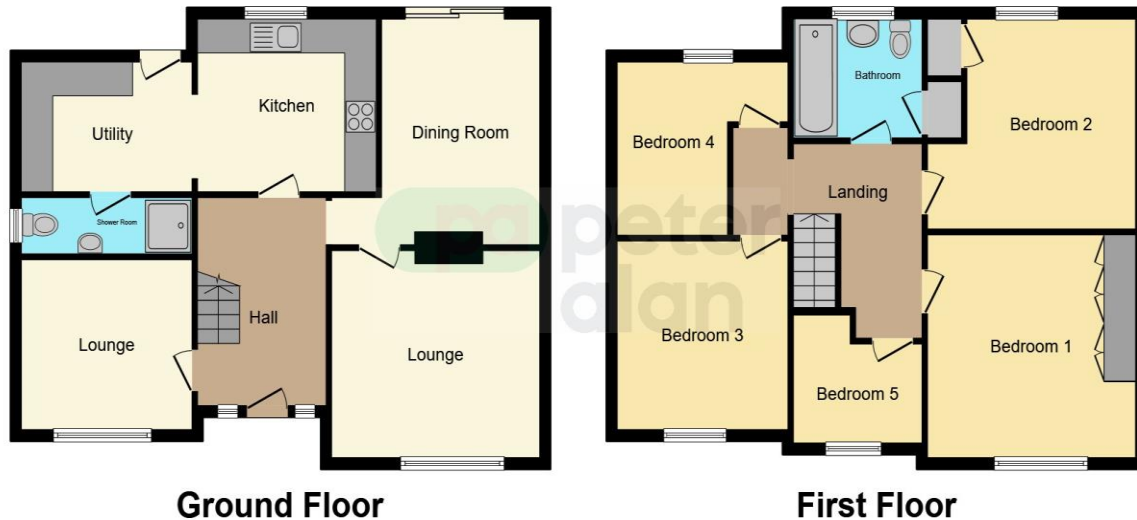
Front

Access onto a brick paved driveway for three cars. Gate to the side accessing the side and rear gardens.

Rear

Rear and side gardens comprising of x2 raised decking areas, a wooden shed and steps to two further tiers.

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.

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