



## Wern Fach Court, £300,000

- Detached
- Recently Refurbished
- Immaculately Presented
- Off Road Parking
- Sought After Area
- Council Tax Band D
- EPC Rating: C



 3  2  2



## About the property

This immaculate detached property in Henllys is now available for sale, offering a blend of modern features and comfort. Situated in a sought-after area, this home is conveniently located near the M4 motorway and other major road links, making commuting a breeze. The property boasts two reception rooms, both providing garden views and one with direct access to the rear outdoor space. The open-plan layout creates a spacious and airy atmosphere, perfect for entertaining guests or relaxing with family. The kitchen is a major highlight, featuring a kitchen island with bar seating area, modern appliances, and ample natural light. With three bedrooms, this home is ideal for families or couples. The master bedroom comes with an ensuite bathroom, offering a luxurious retreat. The second bedroom is a comfortable double, while the third bedroom is a cosy single.

The property includes two bathrooms, one being an ensuite and both of which have been newly refurbished. Additional features include off road parking, New Combi boiler, New Carpet and freshly painted throughout Front and rear gardens, and recent renovations throughout.

Don't miss the opportunity to make this your new home in a vibrant community with nearby parks, schools, and local amenities.



## Accommodation

### Entrance Hallway

### Living Room

14' 10" x 14' 5" ( 4.52m x 4.39m )

### Kitchen/diner

18' 6" x 14' 5" ( 5.64m x 4.39m )

### Bedroom One

8' 11" x 11' 11" ( 2.72m x 3.63m )

### Ensuite

### Bedroom Two

7' 11" x 8' 3" ( 2.41m x 2.51m )

### Bedroom Three

7' 11" x 6' 5" ( 2.41m x 1.96m )

### Bathroom

### Outside

## 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.

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