



Clydach Road, offers over £250,000

- Detached 3 bedrooms
- Newly refurbished throughout
- Detached garage and driveway
- Council Tax Band C
- No ongoing chain
- EPC Rating: Awaited



 3  1  2



About the property

Built in 1877 and recently refurbished is this beautifully presented 3 bedroom detached family home being offered for sale with no ongoing chain. Boasting an abundance of original features such as heightened ceilings along with modern benefits such as underfloor heating to the ground floor and a modern kitchen. The property is ideally positioned with excellent links to the M4 motorway at junction 45.

The accommodation briefly comprises of Entrance porch, entrance hall, Living room, lounge, open plan kitchen/diner and downstairs cloakroom. To the first floor there are three good sized bedrooms all of which are double plus a modern family bathroom. Externally the property benefits from a detached garage with driveway for up to 4 vehicles, and both front and rear gardens.

The property further benefits from UPVc double glazing throughout, a newly replaced roof to the entire property in 2023 and gas central heating. For more information or to book a viewing please contact Peter Alan Morrison on 01792 798201 or book online 24/7.

Accommodation

Entrance Porch - Enter via a UPVc double glazed door to the front of the property, fitted with LVT flooring with underfloor heating which continues to the ground floor. Original wooden/glazed door with glazed side panels lead you through to the Entrance Hallway.

Entrance Hall - Continuation of the LVT flooring with underfloor heating, The hallway leads off to both of the separate reception rooms and the kitchen. Carpeted staircase with beautiful spindle details lead to the first floor, below the stairs there is a spacious storage cupboard, with original panelling detailing to the side of the staircase. Coving to the ceiling and wired smoke alarm.

Lounge - 13' 2" max into bay x 11' 6" (4.01m max into bay x 3.51m) UPVc double glazed box bay window to the front of the property, continuation of the LVT flooring with underfloor heating, wall thermostat for separate room control. Fireplace recess offering the option of re-installing a fire or log burner, built in alcove storage cupboards either side of the fireplace, wired smoke alarm and coving detailing to the ceiling.

Living Room - 10' 2" max into recess x 12' 7" (3.10m max into recess x 3.84m) The LVT flooring continues into the living room, separate wall thermostat. UPVc double glazed French doors to the rear fitted with perfect fit blinds, which open onto the rear patio and garden areas. Built in surround sound speakers to the ceiling for easy connectivity. Coving and wired smoke alarm.

Kitchen/Diner

Kitchen Area - 11' 4" x 10' 7" (3.45m x 3.23m) UPVc double glazed window to the side of the property fitted with perfect fit blinds.



Polished porcelain tiled flooring with underfloor heating, range of modern tall, wall and base units with real wood block worktops over. Ceramic sink complete with drainer and mixer tap, integrated Beko dishwasher and integrated Haier washer/dryer. Built in eye level Neff oven and microwave, Neff 5 ring gas hob and matching extractor hood. Integrated Zanussi Fridge/Freezer, built in matching cupboard housing the Worcester Bosch Combi boiler. Spotlights to the ceiling and open plan to the dining area.

Dining Area - 10' 4" x 7' 1" (3.15m x 2.16m) Open plan to the kitchen area the polished porcelain tiles and underfloor heating continue, UPVC double glazed French doors fitted with perfect fit blinds to the rear which open onto the rear patio area. Remote controlled rain sensor Velux skylight to the ceiling. Door to the downstairs cloakroom and spotlights to the ceiling.

Cloakroom - UPVC double glazed window to the side of the property fitted with obscured glass, continuation of the tiled flooring and underfloor heating. Low level WC, Built in vanity storage with wash hand basin complete with mixer taps and spotlights to the ceiling.

First Floor

Landing - Continuation of the fitted carpet from the staircase step to the rear landing area which provides access to bedroom three and the family bathroom. Spindled banisters, radiator and wired smoke alarm. Loft access with pull down hatch with ladder, doors to bedrooms one and two.

Bedroom One - 15' 7" x 10' 11" (4.75m x 3.33m) 2 x UPVC double glazed windows to the front, this spacious bedroom stretches the entire front of the property and offers the option to split to create a fourth bedroom should you need to. Fitted carpet, radiator and coving. Central light fitting with ceiling rose and separate ceiling spots.

Bedroom Two - 11' 2" x 9' 5" (3.40m x 2.87m) UPVC double glazed window to the rear of the property, fitted carpet, radiator and coving to the ceiling.

Bedroom Three - 6' 11" x 10' 7" (2.11m x 3.23m) UPVC double glazed window to the side of the property, fitted carpet, radiator and coving to the ceiling.

Bathroom - UPVC double glazed window to the side fitted with obscured glazing, Vinyl flooring and tiled walls. L shaped panelled shower bath with centred mixer taps and hand shower attachment. Wall mounted over bath mixer shower with glass screen. Wash hand basin with mixer taps and built under vanity drawer storage. Wall mounted heated LED mirror with built in radio and speakers. WC, stainless steel towel radiator, coving and spotlights to the ceiling.

Externally - To the front there is a gated front garden with wall to the perimeter, flagstone steps and paving leading up to the property, low maintenance lawn laid to artificial turf and small shrubs bordering the path. Side gate access to the rear garden. To the rear the generous enclosed garden features a recently laid low maintenance stamped concrete patio which continues to the side of the property, flagstone paving path which leads you to the rear patio area which has armoured power cables and offers potential space for a home office or large garden summer house to be built. The garden is laid to lawn with garden borders planted with a mix of mature shrubs and trees, Electrical rope lighting to the perimeter fence so the Garden can be enjoyed all throughout the day and into the evening, additional power line to the patio ideal for installing a hot tub if required.

Garage - The property benefits from a detached garage opposite the property with driveway to the front offering additional parking for up to 4 more vehicles, alongside residential permit street parking.

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Floorplan



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