



## Heol Las, offers over £200,000

- Detached 4 bedrooms
- Character property boasting original features
- Generous rear garden
- Council Tax C
- Accessible to the M4 motorway.
- EPC Rating: D



 4  3  2





## About the property

Situated in the sought after area of Heol Las, Birchgrove is this traditional detached 3/4 bedroom family home boasting an abundance of original features. This versatile family home offers plenty of space for a large family. Ideally location within easy reach to local schools, shops and amenities and within close proximity to the M4 motorway links.

The accommodation briefly comprises of; Entrance hall, lounge, kitchen, dining room, bedroom 4 with ensuite shower room and utility room to the ground floor. To the first floor there are 3 bedrooms plus the family bathroom. To the rear there is a generous rear garden laid mainly to lawn which backs onto Heol Las play park.

The property further benefits from UPVc double glazing and gas central heating.

## Accommodation

### Entrance Hall

Wooden door to the side with inset stained glass window, leading into the entrance hall. Herringbone woodblock flooring to the hallway, spindled stairs case to the first floor, doors through to the downstairs reception rooms.

**Lounge** - 15' 9" max x 10' 1" max ( 4.80m max x 3.07m max )

UPVc double glazed bay to the front of the property, original wooden flooring, fireplace with inset fire and wooden surround. Radiator.

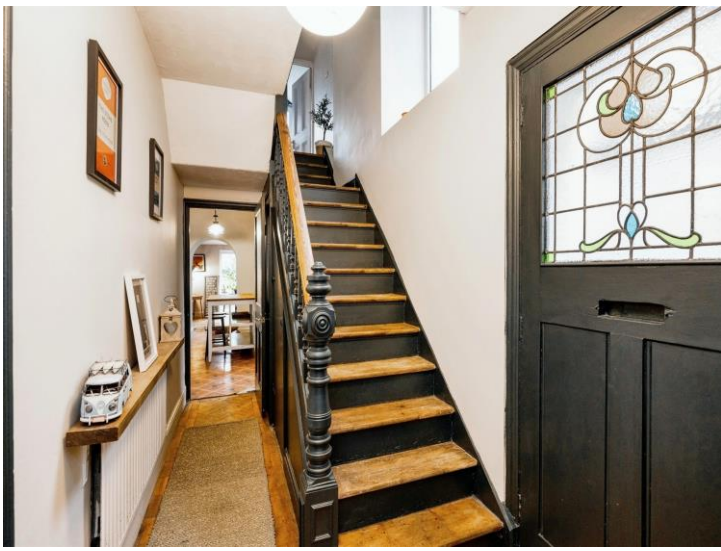
**Bedroom 4/Reception 2** - 9' 9" x 12' 3" (2.97m x 3.73m )

UPVc double glazed door to the rear leading through to the ensuite shower room. Original brick built fireplace.

**Kitchen** - 10' 4" x 12' 6" ( 3.15m x 3.81m )

UPVc double glazed window to the side, vinyl flooring, range of wall and base units with worktops over, built in oven with





gas hob, stainless steel 1 1/2 bowl sink with mixer taps.  
Opening through to the dining room.

### Dining Room - 10' 7" x 11' 5" ( 3.23m x 3.48m )

Wooden flooring, UPVc sliding doors to the rear leading onto the rear garden.

### First Floor

#### Landing

split level landing providing access to bedrooms one, two and three plus the family bathroom. Built in storage airing cupboard with shelving.

### Bedroom One - 15' 9" x 11' ( 4.80m x 3.35m )

2 x UPVc double glazed windows to the front of the property, wooden floorboards and radiator.

### Bedroom Two - 10' 1" x 12' 8" ( 3.07m x 3.86m )

UPVc double glazed window to the rear, radiator

### Bedroom Three - 6' 7" x 6' 6" ( 2.01m x 1.98m )

UPVc double glazed window to the side.

### Bathroom

UPVc double glazed window to the rear with obscured glass, panelled bath with mixer taps and glass screen. wash hand basin and WC.

### Utility Room

Plumbing for washing machine.

### Downstairs Shower Room

Vinyl wet room flooring, vinyl wall panelling, walk in shower enclosure. Wall hung wash hand basin, WC and radiator.

### Externally

To the rear there is a generous garden that backs onto the playing fields.

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## Floorplan



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