



## Bryn Hedydd, £325,000

- Executive 4 bedroom detached family home
- Garage with driveway
- Ensuite to bedroom one and additional shower room off bedroom two
- Council Tax Band - E
- No ongoing chain.
- EPC Rating: C



 4  2  1



## About the property

Situated in the sought after development in Llangyfelach is this well presented 4 bedroom executive family home offered for sale with no ongoing chain. Situated within easy reach of the M4 motorway and within close proximity of local schools, shops and amenities.

This spacious accommodation briefly comprises of; Entrance hall, downstairs cloakroom, kitchen, open plan lounge/dining area and integral garage to the ground floor. To the first floor there is a generous central landing area providing access to the four good sized bedrooms with ensuite to bedroom one, family bathroom and additional shower room just adjacent to bedroom two.

Externally the property benefits from driveway to the front with garage. To the rear there is a well-presented enclosed garden laid mainly to lawn with patio area and mature flower borders.

The property further benefits from Gas central heating and UPVC double glazing throughout.

## Accommodation

### Entrance Hall

Enter via a UPVC double glazed door to the front of the property, into the spacious entrance hallway. Fitted with laminate flooring which continues throughout the downstairs of the property, carpeted spindled staircase to the first floor with under stairs storage cupboard, door to downstairs cloakroom and access to both the lounge and the kitchen.

**Cloakroom** - UPVC double glazed window to the front fitted with obscured glazing. Continuation of the laminate flooring from the entrance hallway, low level WC, corner wash hand basin with mixer taps and radiator.

**Lounge** - 10' 1" x 15' 4" ( 3.07m x 4.67m ) - UPVC double glazed window to the front of the property, continuation of the laminate flooring, wooden mantle with tile effect surround, stone effect hearth and space for electric fireplace. Coving to the ceilings, dado rail, radiator and archway opening through to the dining room.

**Dining Room** - 8' 5" x 9' 8" ( 2.57m x 2.95m ) - Opening through from the lounge area with UPVC sliding doors to the rear which open onto the patio and garden areas, continuation of the laminate flooring, coving to the ceiling and radiator.



**Kitchen** - 17' x 9' 9" ( 5.18m x 2.97m ) 2 x UPVc windows to the rear and one to the side, with UPVc glazed door to the rear offering additional access to the rear garden. Continuation of the laminate flooring. Range of contemporary matching wall and base units with laminate worktops over. Stainless steel 1 1/2 bowl sink with mixer tap, built under electric oven with electric hob and stainless steel cooker hood. Space and plumbing for washing machine, tumble dryer, dishwasher and freestanding fridge/freezer. Radiator and door providing internal access to the garage. Wall mounted Vaillant boiler.

## First Floor

**Landing** - Continuation of the fitted carpet from the staircase, 2 x built in storage cupboards. Access to the four bedrooms plus the family bathroom and additional first floor shower room.

**Bedroom One** - 8' 7" plus door recess x 10' 6" plus wardrobe recess ( 2.62m plus door recess x 3.20m plus wardrobe recess ) UPVc double glazed window to the front of the property, fitted carpet, radiator and built in triple wardrobes and door through to the en-suite.

**En-Suite** - UPVc double glazed window fitted with obscured glass to the side of the property, vinyl flooring, part tiles walls. Built in shower cubicle with glass door and wall mounted electric shower. Wash hand basin with mixer tap, electric shaver point, WC and towel radiator.

**Bedroom Two** - 7' 11" x 15' 1" ( 2.41m x 4.60m ) UPVc double glazed window to the front of the property, fitted carpet and radiator. Built in wardrobes and loft access.

**Shower Room** - UPVc double glazed window with obscured glass to the rear of the property, tiled flooring and tiled shower enclosure comprising of tray, sliding glass doors and wall mounted mixer shower, Wash hand basin with tiled splashback and separate hot and cold taps.

**Bedroom Three** - 10' x 9' 10" ( 3.05m x 3.00m ) UPVc double glazed window to the rear of the property, fitted carpet and radiator.

**Bedroom Four** - 6' 8" x 7' 9" ( 2.03m x 2.36m ) UPVc double glazed window to the front of the property, fitted carpet and radiator.

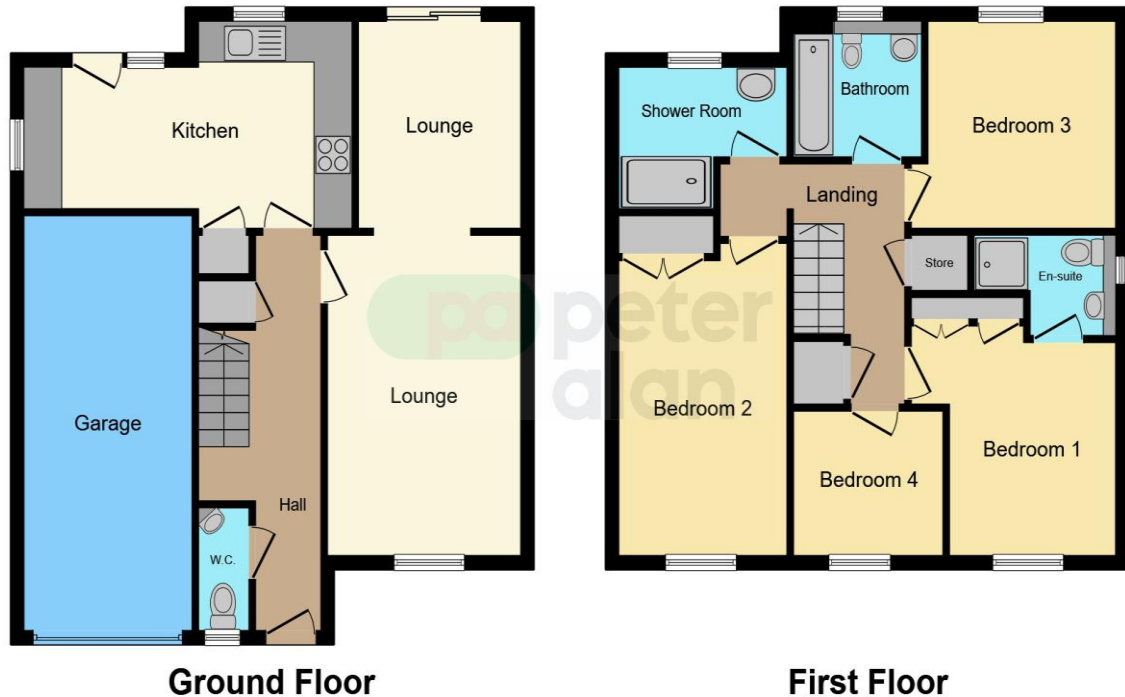
**Family Bathroom** - UPVc double glazed window to the rear of the property fitted with obscured glazing. Vinyl flooring, part tiled walls, three piece suite comprising of; panelled bath with mixer taps, wash hand basin with mixer taps and WC. Towel radiator and extractor fan.

**Externally** - To the front of the property there is a small garden laid to lawn and a generous driveway to the front for off road parking which provides access to the integral garage. To the rear there is a spacious rear garden laid partially to patio and lawn with stepping stones leading to a further smaller patio area. Flower borders laid with mature shrubs and trees to the perimeter. Side access.

01792 798201

morrison@peteralan.co.uk

## Floorplan



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