



Heol Y Celyn, £290,000

- Detached 3/4 bedroom family home
- Conservatory and master with en-suite
- Sought after development.
- Council Tax Band - D
- Close links to the M4 Motorway
- EPC Rating: C



 3  2  4



About the property

Situated in the small but sought after development of Tregof Village, Birchgrove is this well-presented and extended 3 bedroom detached family home. Conveniently located within easy access to the M4 Motorway, and within close proximity to the local enterprise park and schools.

Accommodation

Entrance Hall

Fitted with laminate flooring, carpeted staircase to the first floor, built in coat storage cupboard, doors to down stairs cloakroom, lounge on the kitchen/diner.

Cloakroom

Continuation of the laminate flooring from the hallway, low level WC and wash hand basin. Radiator.

Lounge

11' 5" max x 13' 2" max (3.48m max x 4.01m max)



UPVc double glazed bay window to the front of the property fitted with venetian blinds, continuation of the laminate flooring from the hallway. Radiator and coving.

Kitchen/diner

18' 7" x 9' 5" (5.66m x 2.87m)

Continuation of the laminate flooring from the entrance hall to the dining area, space for a family dining table and chairs. To the kitchen area there is a UPVc double glazed window to the rear overlooking the garden. Tiled flooring, range of matching wall and base units with woodblock effect worktops and matching Breakfast Island with space for barstool seating. Built under over, with gas hob and stainless steel cooker hood. Integrated dishwasher and Fridge/freezer. Undermount Belfast sink complete with mixer tap and tiled splashbacks. Door to utility room.

Utility Room

4' 9" x 6' 4" (1.45m x 1.93m)

Glazed door to the side of the property, continuation of the tiled flooring. Space and plumbing for washing machine, matching units and worktops to complement the kitchen.

Conservatory

11' 2" x 11' 5" (3.40m x 3.48m)

Solid roof conservatory with skylight, dwarf walls and UPVc glazed windows to all sides, French doors leading to the rear patio and garden areas. Vinyl flooring.

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Floorplan



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