



## Tyle-Teg, offers over £129,000

- 3 bedroom semi-detached
- Front and rear gardens with driveway
- No ongoing chain
- Council tax band B
- Downstairs cloakroom
- EPC Rating: C



 3  1  0



## About the property

Introducing a delightful three-bedroom semi-detached property nestled in the heart of Tyle Teg, Clydach. This charming home boasts a prime location, offering easy access to local primary schools and the M4 motorway. With no ongoing chain, it presents a seamless buying opportunity. Step onto the driveway, providing convenient off-road parking. Inside, discover three generously proportioned bedrooms, ensuring ample space for comfortable living. Don't miss the chance to make this property your own haven in a thriving community.

## Accommodation

### Entrance Hall

UPVC half-glazed door to the front of the property, opening onto the entrance hall, fitted with laminate flooring, with a carpeted staircase to the first floor, radiator and dado rail. Door to the downstairs cloakroom, door through to the kitchen diner, and door to the rear lounge

### Cloakroom

UPVC double-glazed obscured glass window to the front of the property fitted with vertical blind, vinyl flooring, WC and corner wall-hung wash hand basin with separate hot and cold taps.

**Kitchen/Diner** - 13' 1" max x 11' 3" max ( 3.99m max x 3.43m max )

UPVC double-glazed window to the front of the property fitted with vertical blind, tiled flooring, a range of wooden wall and base units with laminate worktops over, stainless steel sink with mixer taps and tiled splash backs, built-in integrated under-counter fridge, space for a freestanding cooker with an integrated cooker hood above, built-in pantry storage cupboard, radiator and coving to the ceiling, and a space for a family dining table and chairs.



**Lounge** - 14' 2" x 12' max into recess ( 4.32m x 3.66m max into recess )

UPVC double-glazed sliding doors to the rear providing access to the rear garden and fitted with vertical blinds, vinyl flooring, built-in feature fireplace with electric inset fire, marble hearth and wooden surround, radiator, dado rail and cove into the ceiling, door leading through to the rear hall.

**Rear Hallway** - UPVC half-glazed door to the side of the property providing additional access to the rear garden and access from the driveway, fitted carpet, picture rail and door to large storage cupboard.

**Storage** - 2' 10" x 7' 10" ( 0.86m x 2.39m )

UPVC double glazed window to the side of the property and vinyl tiled floor.

## First Floor

**Landing** - Continuation of the fitted carpet from the staircase extends to the landing. UPVC double-glazed window to the side of the property fitted with vertical blind. Three built-in storage cupboards, one of which houses the combi boiler. Access into all three bedrooms plus the family bathroom.

**Bedroom One** - 8' 1" plus door recess x 11' 10" ( 2.46m plus door recess x 3.61m )

UPVC double-glazed window to the front of the property, fitted with vertical blind, fitted carpets, built-in double wardrobes, coving to the ceiling and radiator.

**Bedroom Two** - 8' 4" plus door recess x 11' 3" ( 2.54m plus door recess x 3.43m )

UPVC double-glazed window to the rear of the property, fitted with vertical blind, fitted carpets, built-in double wardrobes, coving to the ceiling and radiator.

**Bedroom Three** - 8' 9" x 8' 4" ( 2.67m x 2.54m )

UPVC double-glazed window to the rear of the property, fitted carpets, coving to the ceiling and radiator.

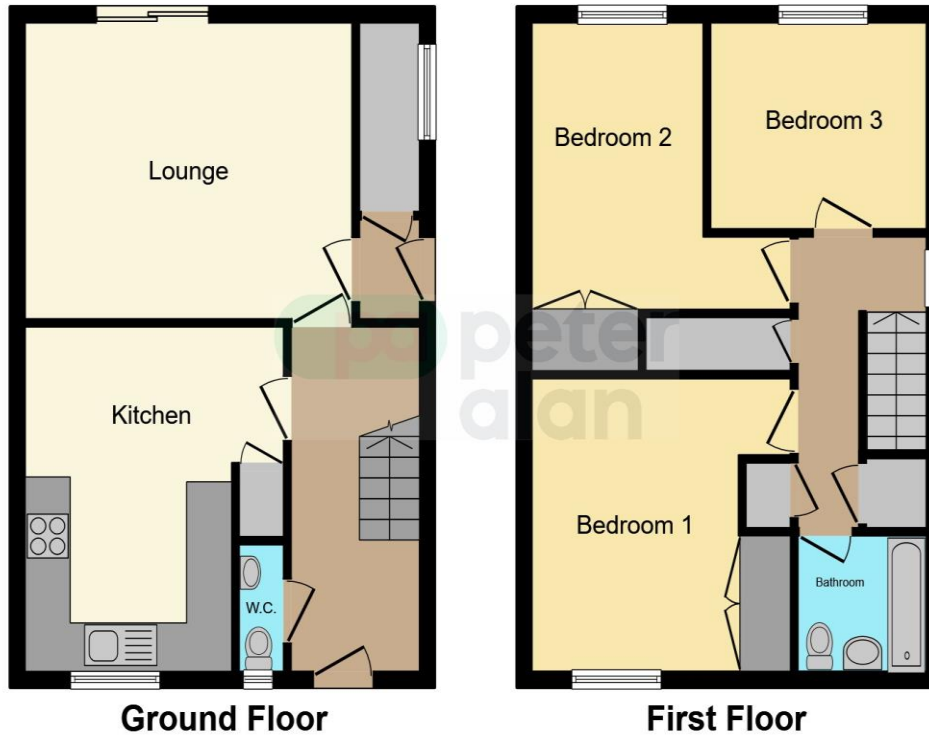
**Bathroom** - UPVC double glaze window to the front of the property fitted with obscured glazing and vertical blind, vinyl flooring and tiled walls, panelled bath with mixer tap and hand shower attachment, wall-mounted over bath electric shower, wash hand basin with separate hot and cold taps, WC stainless steel radiator and spotlights to the ceiling.

**Externally** - To the front of the property you will find a gated front garden with a driveway that offers tandem parking for several vehicles. Front garden is laid mainly to lawn with side access into the rear garden. To the rear you will find a low-maintenance rear garden laid across two tiers fitted with paving slabs and steps leading to the second tier. To the second tier you will find a brick-built storage shed.

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## Floorplan



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