



## Graig Y Fforest, £290,000

- Built in 2015
- Open Plan Kitchen-Diner
- Separate Garage
- Ideal Family Home
- Enclosed Private Rear Garden
- Sought-After Location
- Council Tax - D
- EPC Rating: B



 4  2  1



## About the property

Welcome to this beautifully presented four-bedroom detached house, built in 2015, offering modern living at its finest. Located in a sought-after area, this stylish property is perfect for families or professionals looking for space and convenience. This property is on the corner of the estate, offering stunning views of the field beside, and immediate access to the cycle path.

Step inside to discover a spacious and well-designed interior, featuring four generous-sized bedrooms that provide comfortable living space for all. The ground floor includes a convenient cloakroom toilet, perfect for guests, while the upstairs is home to a modern family bathroom, designed with relaxation in mind. The heart of the home is the stylish kitchen/diner, ideal for family meals and entertaining. Additionally, a separate utility room enhances the practicality of this home, offering extra storage and laundry space.

Outside, the fully enclosed and private rear garden is perfect for outdoor activities and dining, as well as boasting ample off-road parking and a separate garage. The property's proximity to local supermarkets and schools ensures all your daily needs are met, as well as having excellent access links to the M4.

This home is a perfect blend of modern living and convenience, offering everything a family could desire. Finished to a high standard, this turnkey home is ready to move into. Don't miss the opportunity to make it yours. Contact us today to arrange a viewing!





## Accommodation

### Hallway

Leading to;

### Cloakroom

Tiled flooring, WC and sink

### Living Room

14' 1" x 11' 1" ( 4.29m x 3.38m )

Engineered oak , window to the front

### Kitchen/Diner

11' x 18' 1" ( 3.35m x 5.51m )

Tiled flooring, range of base and wall units with worktops over, integrated double oven with hob and extractor fan. Spaces for fridge/freezer and dishwasher. Sink and draining board, double doors into rear garden

### Utility Room

4' x 5' 1" ( 1.22m x 1.55m )

Tiled flooring, base units with worktops over, space for a washing machine

### Landing

Leading to;

### Bedroom One

10' 1" Max x 11' 1" ( 3.07m Max x 3.38m )

Carpeted, built in wardrobes, window to the front

### Bedroom Two

9' x 11' 1" ( 2.74m x 3.38m )

Carpeted, window to the rear

### Bedroom Three

9' x 10' 1" Max ( 2.74m x 3.07m Max )

Carpeted, window to the rear

### Bedroom Four

7' 1" x 7' ( 2.16m x 2.13m )

Carpeted, window to the front

### Bathroom

Tiled flooring, bath, WC and sink

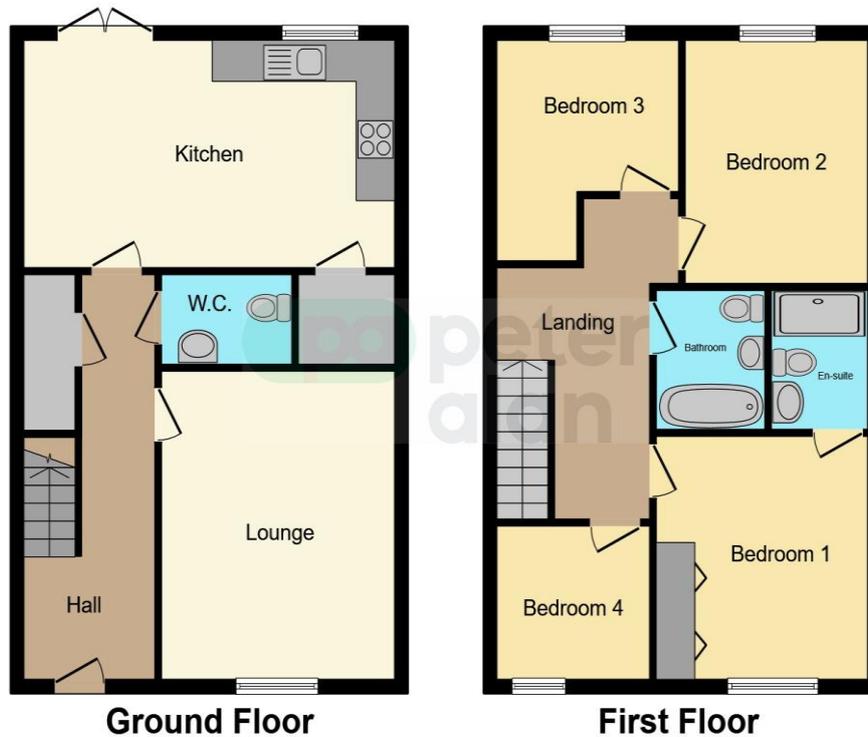
### External

To the front there is a driveway and low maintenance stone chipping frontage with a separate garage for additional parking. The rear is fully enclosed and private with patio, lawn and decking areas. Pedestrian side access.

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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