



## Heol Llinos, £310,000

- COUNCIL TAX E
- Large flat garden
- Kitchen dining room
- Off road parking
- Modern bathroom
- EPC Rating: C



 3  1  1



## About the property

A stylish three bedroom semi-detached modern house, occupying a corner position with a large flat garden, benefiting from a recently fitted modern bathroom, off road parking, great size lounge to the rear with 'French' doors to the garden and a open plan kitchen diner. A must see!!





## Accommodation

**Entrance Hall**

**Lounge**

9' 9" x 15' 9" ( 2.97m x 4.80m )

**Kitchen And Dining Room**

9' 2" x 15' 7" ( 2.79m x 4.75m )

**First Floor Landing**

**Bedroom One**

9' 1" x 11' 4" ( 2.77m x 3.45m )

**Bedroom Two**

7' 4" x 11' 9" ( 2.24m x 3.58m )

**Bedroom Three**

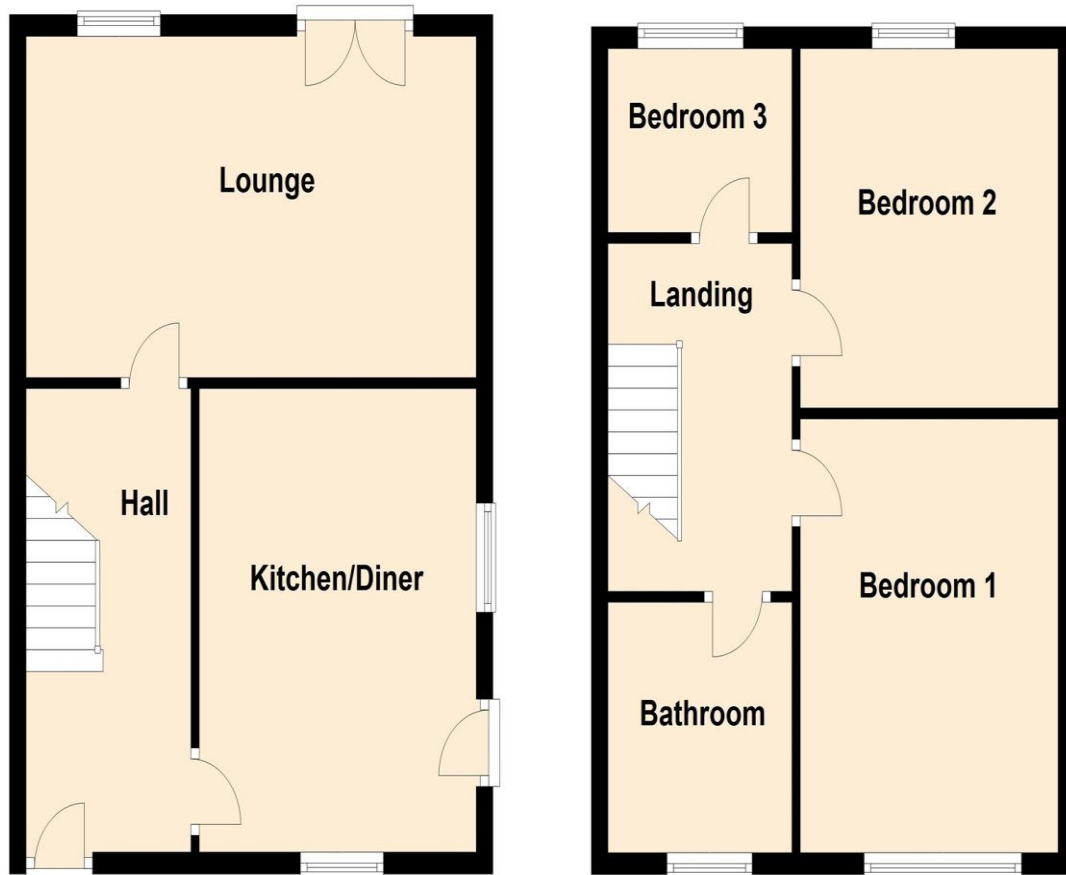
8' 1" x 8' 5" ( 2.46m x 2.57m )

**Bathroom**

**Front Garden**

**Rear Garden**

## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.