



Upland Road offers in excess of £215,000

- Three Bedroom
- Semi Detached
- Off Road Parking
- Great location
- EPC Rating: D



 3  1  2



About the property

Discover the charm of Upland Road, Pontllanfraith, a captivating residence that embodies the essence of a perfect family home. This property boasts three spacious bedrooms, providing ample room for your family to thrive. The light-filled rooms create an inviting atmosphere that's perfect for relaxation.

Outside, you'll be enchanted by the generously sized rear garden, offering a serene oasis for outdoor activities, gardening, or simply unwinding. An additional outbuilding adds versatility, whether you need extra storage space or desire a creative retreat. Parking is a breeze with the roomy driveway, accommodating multiple vehicles, ensuring the convenience you and your guests deserve.

The location is exceptional. It's ideally situated near local amenities, making everyday life a breeze. From shopping to dining and leisure activities, everything you need is within reach. What truly sets this property apart is its outstanding transport links and access to major road networks. Say goodbye to long commutes; this location ensures you're well-connected to wherever you need to be. It's the perfect blend of serenity and accessibility.

Viewing highly recommended



Accommodation

Entrance Porch

Upvc front door, Tiled flooring, Access to hallway

Kitchen/dining Area

(18ft'2" x 11'6" Plus pantry area) Laminate flooring to dining area Smooth plastered walls, Double glazed window to front aspect, Fitted carpet to kitchen area, Base and wall storage units, Sink with mixer tap, Tiled splashback, Space for washing machine, Double glazed window and door to rear aspect

Lounge

17' 10" x 10' 10" max (5.44m x 3.30m max)
Fitted carpet, Plastered walls with paper feature,
Double glazed window to front aspect, Double door to rear aspect,

Bedroom One

12' 8" max x 11' 8" (3.86m max x 3.56m)
Wood effect laminate flooring, Plastered walls,
Double glazed window to front aspect

Bedroom Two

13' 2" Max x 11' 8" (4.01m Max x 3.56m)
Fitted carpet, Plastered walls, Double glazed window to front aspect

Bedroom Three

8' 6" x 8' 6" (2.59m x 2.59m)
Fitted carpet, Plastered walls, Double glazed window to rear aspect

Bathroom

Laminate flooring, Tiled walls, Bath with shower over top, Handwash basin, Double glazed obscured window to rear aspect.

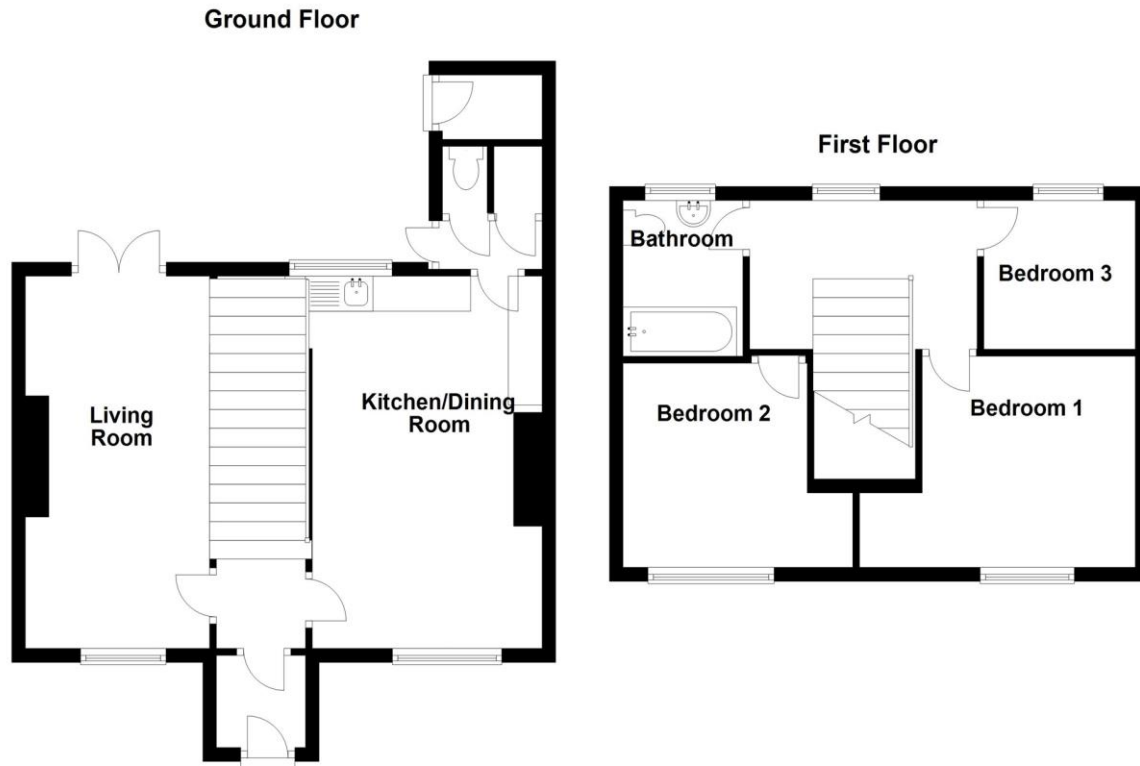
Exterior

To the front, Double driveway with lawn, Path leading to the rear enclosed garden which comprises of various patio areas, Artificial lawn, Rockery and pond, Brick built Summerhouse with double glazed windows and door.

01495 231199

blackwood@peteralan.co.uk

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

