



## Bryn Derw offers over £240,000

- No Onward Chain
- Detached Property
- Quiet location
- Great Commuting Links
- Council Tax - Band D
- Viewings highly recommended
- EPC Rating: D



 3  1  1





## About the property

Situated in this quiet cul de sac this three bedroom detached home is very well presented throughout and briefly comprises of entrance hallway, Lounge and kitchen/diner, WC cloak room and conservatory to the ground floor. To the first floor are the aforementioned bedrooms and family bathroom. To the outside are gardens to the front and rear and driveway providing off road parking. Must be viewed. No onward chain





## Accommodation

### Ground Floor Wc

Located within the entrance hall is a fantastic additional WC room complete with Wash hand basin.

### Living Room

17' 11" x 12' 1" ( 5.46m x 3.68m )  
Carpeted flooring, smooth plastered walls, feature electric fire place with surround, double glazed window to front aspect, under stair storage, stairs leading to first floor.

### Kitchen/diner

10' 7" x 15' 6" ( 3.23m x 4.72m )  
Dining area with patio doors leading to the conservatory. Range of wall and base units with roll top laminate work top incorporating a stainless steel sink and drainer and inset oven and hob with extractor over. Integral Fridge-freezer & the washing machine which will remain. Tiled effect floor. Tiled splash backs. Window overlooking the rear garden. Door leading to the side aspect.

### Conservatory

A beautiful addition to the property for added dining/reception area.

### Master Bedroom

12' 9" x 9' ( 3.89m x 2.74m )  
Carpeted flooring, smooth plastered walls, textured ceiling, fitted wardrobes, two double glazed windows to front aspect.

### Bedroom Two

10' 2" x 9' 1" ( 3.10m x 2.77m )  
Carpeted flooring, smooth plastered walls, fitted wardrobe, double glazed window to rear aspect.

### Bedroom Three

7' x 6' 5" ( 2.13m x 1.96m )  
Carpeted flooring, smooth plastered walls, double glazed window to rear aspect.

### Shower Room

A double shower cubicle which has been added to make this disability friendly, carpeted flooring, wash hand basin and WC.

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## Floorplan



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