



## Bryn Derw, ##Invalid offers over £240,000

- No Onward Chain
- Detached Property
- Quiet location
- Spacious Master Bedroom
- Generously sized reception room
- Ideal for entertaining guests
- EPC Rating: D



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## About the property

Presenting a remarkable opportunity to purchase a detached property in a tranquil location. The property is ideally situated with excellent public transport links and local amenities within a stone's throw. The location is well known for its quiet surroundings and a strong sense of community, making it an ideal place for anyone looking to enjoy the best of suburban living.

The property is offered for sale and boasts a well-considered floor plan, offering ample living space. The heart of the home is the reception room, a comfortable area providing a perfect setting for both relaxation and entertaining.

The property features a practical kitchen that caters to all your culinary needs. With its functional design, this kitchen is indeed an essential part of this home, serving as a perfect hub for home-cooked meals and family gatherings.

The home consists of three bedrooms, providing ample space for rest and relaxation. The property also benefits from one bathroom, ensuring there is enough facilities for family members or guests.





## 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.

01495 231199

blackwood@peteralan.co.uk

## Floorplan

### Important Information

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