



Cwm Braenar, offers over £200,000

- Semi-detached
- Three Bedroom
- Great Location
- Close to local amenities
- Great family home
- EPC Rating: C



 3  1  1



About the property

With a partially boarded loft featuring ambient lighting, this home provides versatility for storage or additional creative space. Practicality meets ease with off-street parking, ensuring a stress-free arrival experience. Situated in a great location, this property not only offers a charming living space but also provides close proximity to local amenities, making daily life effortlessly convenient.

Boasting three bedrooms, this home is ideal for families or those desiring extra space. The partially boarded loft adds an extra dimension to the property's functionality, and the great location further enhances its appeal. This residence is a must-view for anyone seeking a well-situated, inviting home with a touch of versatility.



Accommodation

Front Aspect

Driveway with side access leading to the rear

Entrance Hall

Upvc front door, Smooth plastered walls, access to all ground floor rooms

Wc

Wc, Handwash basin, Double glazed window to front aspect

Lounge

15' 2" x 13' 4" (4.62m x 4.06m)
Carpeted floor, smooth plastered walls, Double glazed window and French doors leading to rear, staircase to first floor

Kitchen

17' 3" x 7' 11" (5.26m x 2.41m)
Herringbone effect vinyl flooring, base and wall units, Freestanding oven and hob with cooker hood

plumbing for washing machine, Double glazed window to front aspect

Bathroom

Part tiled wall with smooth plaster, Bath with shower over top, WC , Handwash basin, Double glazed obscured window to front aspect

Bedroom 1

10' 7" x 8' 5" (3.23m x 2.57m)
Fitted carpet, Smooth plastered walls with paper feature, Fitted wardrobe, Ensuite, Vinyl floor, WC , Handwash basin, and shower cubicle

Bedroom 2

9' 7" x 8' (2.92m x 2.44m)
Fitted carpet, Smooth plastered walls, Built in wardrobe, Double glazed window to front aspect

Bedroom 3

Fitted carpet, Smooth plastered walls, Double glazed window to rear

Rear Aspect

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Floorplan

Important Information

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