



## Tynant, ##Invalid Field offers in the region of £260,000

- Council Tax B
- Sought After Location
- Driveway
- Low Maintenance Garden
- Immaculately Presented
- Transport Links
- Extended
- EPC Rating: C



 3  1  2



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## About the property

Presenting an immaculate semi-detached property for sale, set in a tranquil locale, replete with convenient public transport links, local amenities, and walking routes in close proximity. This charming abode offers both the vibrancy of local life and the serenity of a quiet neighbourhood.

The residence boasts two inviting reception rooms, along with a kitchen equipped with modern appliances. The open-plan design of the kitchen ensures a convivial atmosphere, perfect for entertaining guests or enjoying family meals.

The property features three well-appointed bedrooms, two of which are spacious doubles, and the third a generous single. Each bedroom offers a tranquil retreat, providing residents with their own personal space.

Among the property's unique features are ample parking facilities and a beautiful outdoor garden. The second reception room provides direct access to the garden, seamlessly blending indoor and outdoor living. This space is ideally suited for al fresco dining, children's play, or simply relaxing and soaking in the serene surroundings.





## Accommodation

### Entrance Hallway

### Lounge

22' 6" x 13' 6" max ( 6.86m x 4.11m max )

### Kitchen

11' 6" x 7' 10" ( 3.51m x 2.39m )

### Dining Room

10' 4" x 9' 7" ( 3.15m x 2.92m )

### Bedroom 1

13' 8" max x 8' 10" ( 4.17m max x 2.69m )

### Bedroom 2

12' 2" x 7' 9" ( 3.71m x 2.36m )

### Bedroom 3

11' 1" to wardrobe x 7' 9" ( 3.38m to wardrobe x 2.36m )

### Bathroom

### Garden

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## Floorplan



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