



Glan Islwyn, ##Invalid £160,000

- No Onward Chain
- Off road parking
- Great location
- Parking availability
- Ideal first time buy
- Council Tax - Band B
- Close to local amenities
- Charming semi-detached house
- EPC Rating: D



 3  1  1



About the property

Presenting a charming semi-detached house, currently listed for sale. This property is in good condition, ready for you to move in and make your home. With its three bedrooms, it offers ample space for a family or those looking for room to grow.

The house boasts a single reception room, an inviting space that offers a versatile area for relaxation or entertainment. The property also features a well-equipped kitchen, ready to inspire culinary creativity. The home benefits from a single bathroom, well-appointed and maintained to a good standard.

One of the unique features of this property is the availability of parking, a frequent necessity that is often overlooked. The house also benefits from a beautiful garden, offering a tranquil space to enjoy the outdoors.

The property has been deemed to have an EPC rating of D, and is within council tax band B.

Location-wise, this property is excellently situated, with public transport links, nearby schools, local



Accommodation

Living Room

10' 4" max x 11' 6" (3.15m max x 3.51m)
Wood effect laminate flooring, double glazed window to front aspect, feature gas fire place.

Dining Room

9' 1" max x 11' 6" (2.77m max x 3.51m)
Wood effect laminate flooring, Patio doors opening out to garden.

Kitchen

8' 7" plus door recess x 9' (2.62m plus door recess x 2.74m)
Fitted with ample wall and floor storage units, space and plumbing for free standing appliances, door leading to garden.

Bedroom One

11' 11" max x 13' 7" max (3.63m max x 4.14m max)
Carpeted flooring, papered walls, double glazed window to front aspect.

Bedroom Two

9' 5" x 11' 9" max (2.87m x 3.58m max)
Carpeted flooring, papered walls, double glazed window to front aspect.

Bedroom Three

8' 8" x 9' 1" max (2.64m x 2.77m max)
Carpeted flooring, papered walls, double glazed window to rear aspect.

Garden

A fully enclosed rear garden with rear access and driveway.

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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.

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