



Wern Fach, ##Invalid

£375,000

- Immaculate detached house
- Superb private corner plot
- Four bedrooms (master with ensuite)
- Modern, refitted open-plan kitchen/dining room
- Sought-after location
- Single garage with office space to rear
- Close to public transport
- EPC Rating: C



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About the property

We are delighted to present this immaculate detached house, now available for sale. This exceptional family home has been meticulously maintained and is situated within a highly sought-after development, occupying an enviable corner plot.

The property features four generously proportioned bedrooms and two well-appointed bathrooms. A single reception room provides a cosy and inviting space for family gatherings, while the modern, open-plan kitchen is thoughtfully designed and fully equipped, making it ideal for both everyday dining and entertaining.

Perfectly suited for family living, this home offers a spacious and well-designed layout complemented by a charming garden, creating a serene outdoor retreat. Additionally, the property includes a single garage, providing ample storage or convenient parking.

The location further enhances the appeal of this property. With excellent public transport links and local amenities nearby, convenience is assured. The house is within walking distance of the nearest train station, simplifying daily commutes, and is positioned close to neighbouring villages, offering a harmonious blend of



Accommodation

Hallway

Enter via an opaque UPVC double glazed door to hallway. Ceramic tile flooring. Doors to WC, kitchen, lounge and storage cupboard. Radiator.

Cloakroom/Wc

Comprising close coupled WC and wash hand basin. Ceramic tile flooring. Radiator. Opaque UPVC double glazed window to front elevation.

Lounge

16' 3" x 14' 10" max into bay (4.95m x 4.52m max into bay)
UPVC double glazed bay window to front elevation.
UPVC double glazed window to side elevation.
Radiator.

Kitchen/Dining Room

25' 6" x 9' 9" (7.77m x 2.97m)
A beautifully designed, bright, and spacious modern open-plan kitchen and dining area, recently refurbished to a high standard. The kitchen features a selection of base units topped with Quartz

worktops, incorporating a stainless steel sink and drainer. Integrated appliances include a fridge/freezer and dishwasher, complemented by wall-mounted cupboards for additional storage. A Rangemaster oven with a cooker hood is included. The space is further enhanced by a UPVC double-glazed window overlooking the rear elevation and ceramic tiled flooring. The dining area benefits from UPVC double-glazed French doors leading to the rear garden, an additional UPVC double-glazed window, and two radiators for comfort.

Utility Room

Base units with Quartz worktop. Plumbing for washing machine and dryer. Wall cupboards. Wall mounted gas boiler set in wall unit. Opaque UPVC double glazed door to side. Ceramic tile flooring.

First Floor Landing

Doors to bedrooms and bathroom. Radiator. UPVC double glazed window to front elevation with pleasant views.

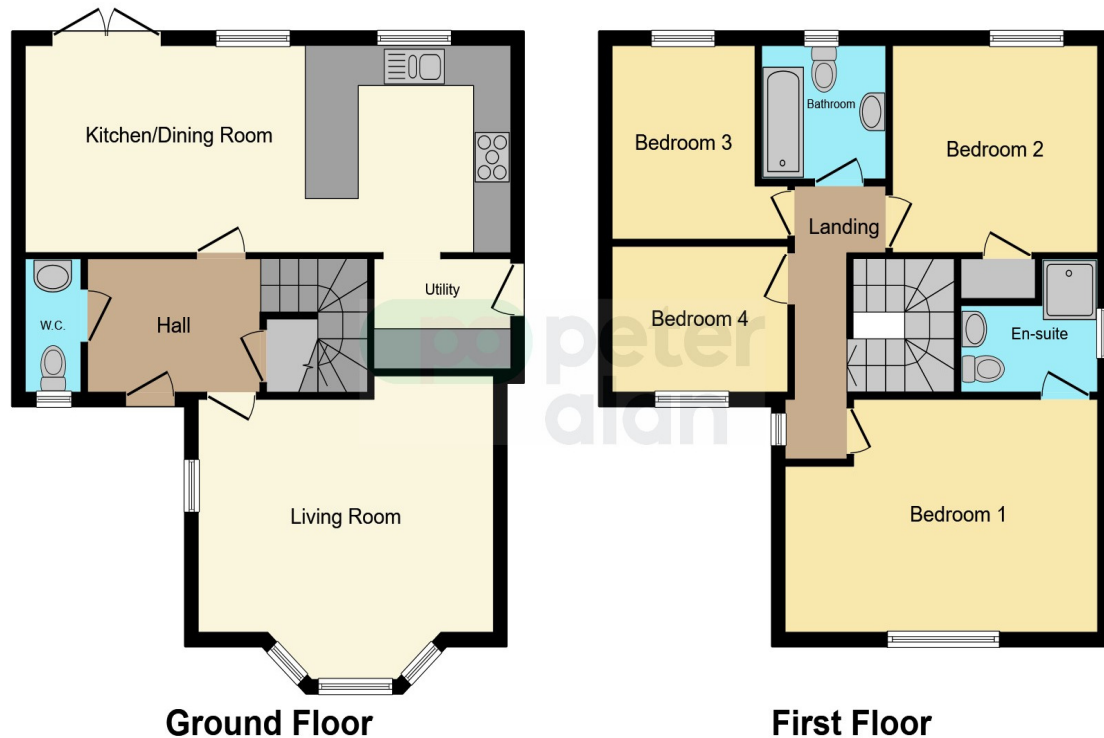
Bedroom One

16' 3" max x 11' 6" (4.95m max x 3.51m)
UPVC double glazed window to front elevation

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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