



## Y Ffordd Wen, £340,000

- Immaculately Presented
- Highly Sought Area
- Driveway
- Garage
- Open Plan Kitchen Diner
- Four Bedroom Detached
- EPC Rating: C



 4
  2
  1





## About the property

Presenting an immaculate, detached property available for sale, ideally situated in a highly sought-after location. This exceptional residence is within easy reach of public transport links and local amenities, offering both convenience and an idyllic lifestyle.

The heart of the home is undoubtedly the well-appointed kitchen which offers a stylish dining space and the added benefit of direct access to the garden. This makes it the perfect space for effortless entertaining or simply enjoying a peaceful morning coffee.

The property boasts four generously sized double bedrooms, providing ample living space. The master suite features a luxurious en-suite bathroom, further enhancing the appeal of this room.

A single, spacious reception room offers an additional area for relaxation or entertainment, providing versatility to suit a variety of lifestyles.

The outside of the property does not disappoint either, with its single garage providing secure parking. The



## Accommodation

**Entrance Hallway**

**Garage**

**Lounge**

17' 2" Into Bay x 10' 2" ( 5.23m Into Bay x 3.10m )

**Kitchen/Dining Room**

27' 3" x 9' 7" ( 8.31m x 2.92m )

**Downstairs W/C**

**Bedroom 1**

14' 1" x 10' ( 4.29m x 3.05m )

**En-Suite**

**Bedroom 2**

13' 7" x 9' 9" ( 4.14m x 2.97m )

**Bedroom 3**

11' 6" x 10' 9" ( 3.51m x 3.28m )

**Bedroom 4**

10' 3" x 8' 6" ( 3.12m x 2.59m )

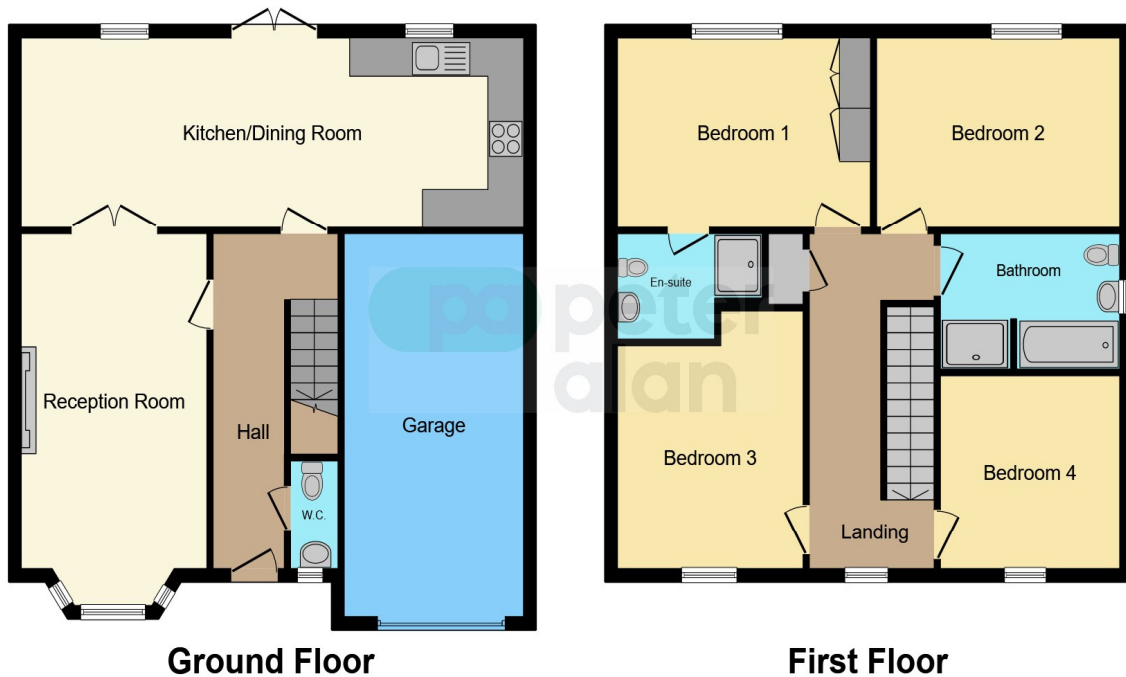
**Bathroom**



01495 231199

blackwood@peteralan.co.uk

## 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](http://www.focalagent.com)



## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let