



Cwm Braenar, offers in excess of £290,000

- Four generous bedrooms
- Master bedroom with en-suite
- Driveway and Garage
- Two reception rooms
- Highly sought-after location
- Well-appointed kitchen
- Excellent transport links
- EPC Rating: C



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About the property

We are delighted to present this immaculate semi-detached house for sale, positioned in a highly sought-after location. This property is an exemplary blend of space and elegance, offering a selection of well-proportioned and versatile rooms.

The dwelling comprises four generous bedrooms, with the master bedroom benefiting from its own en-suite for added luxury. Two reception rooms provide ample space for both relaxation and entertaining, while the well-appointed kitchen caters to all culinary needs. The property also features two bathrooms, ensuring ample facilities for a family or a professional couple alike.

Complimenting this home's internal attributes is its excellent EPC rating of C, indicative of its energy efficiency. Adding to its financial appeal, the property falls under council tax band E.

One of the unique features of this property is its ample parking space, including a single garage, providing secure off-street parking or additional storage. The property's location is another of its many strengths. It lies in close proximity to public transport links and local amenities, ensuring you have everything you need right on your doorstep. Families will appreciate the nearby schools, making morning commutes a breeze.



Accommodation

Entrance Hallway

Lounge

16' x 10' 1" (4.88m x 3.07m)

Dining Room

10' 1" x 8' 8" (3.07m x 2.64m)

Kitchen

12' 7" x 9' 8" (3.84m x 2.95m)

Ground Floor W.C/Cloak Room

Stairs To First Floor Landing

Bedroom Two

13' 4" x 11' 4" (4.06m x 3.45m)

Bedroom Three

10' 8" Max x 10' 8" (3.25m Max x 3.25m)

Bedroom Four

9' 8" x 7' 8" (2.95m x 2.34m)

Bathroom

Stairs To 2nd Floor Landing

Bedroom One

13' 4" Plus recess x 10' 8" (4.06m Plus recess x 3.25m)

En-Suite

Outside

Versatile enclosed rear garden, patio leading to garden laid to lawn with side access to the garage.

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



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