



## Heol Gadlys

£205,000

- Three Bedrooms
- Semi Detached
- Off Street Parking
- Conservatory
- Generous Sized Garden
- EPC Rating: D



3 1 1





## About the property

A three bedroom semi-detached property offered for sale in the popular area of Litchard. The property is within close proximity to the Princess of Wales Hospital, M4 corridor and other local amenities. Internally the property comprises entrance hall, lounge, dining room, kitchen and conservatory to the ground floor. To the first floor are three bedrooms plus family bathroom. To the front of the property is a garden and driveway with side access to rear garden. The rear garden is of generous size with a decked area and the remainder laid to lawn. Viewing is highly recommended on this beautiful family home. To book your appointment please call Peter Alan Bridgend on 01656 657201 or book your appointment online 24/7 at [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

Entered via uPVC double glazed door. Access to lounge. Stairs leading to first floor.

### Lounge

11' 1" max x 15' 7" max ( 3.38m max x 4.75m max )

Laminate flooring. uPVC double glazed window to front. Double sliding doors to dining room.

### Dining Room

9' 8" max x 6' 2" max ( 2.95m max x 1.88m max )

Laminate flooring. Open plan to kitchen. uPVC double glazed double doors to conservatory.





### Kitchen Area

6' 2" max x 6' 2" max ( 1.88m max x 1.88m max )

Fitted with a matching range of wall and base units with worktop space over. Inset sink with mixer tap. Built in electric oven and hob. Tiled splashbacks. Two uPVC double glazed windows.

### Conservatory

9' 8" max x 10' 1" max ( 2.95m max x 3.07m max )

Laminate flooring. uPVC double glazed double doors to garden.

### First Floor Landing

Access to all bedrooms and bathroom.

### Master Bedroom

9' 5" max x 11' 4" max ( 2.87m max x 3.45m max )

Fitted carpet. Fitted Wardrobes. uPVC double glazed window.

### Bedroom Two

9' 8" max x 9' 8" max ( 2.95m max x 2.95m max )

Fitted carpet. Fitted wardrobe. uPVC double glazed window.

### Bedroom Three

6' 2" max x 6' 8" max ( 1.88m max x 2.03m max )

Laminate flooring. uPVC double glazed window.

### Bathroom

Fitted with a three piece suite comprising of wash hand basin, wc and bath. Tiled splashbacks. uPVC double glazed window.

### Outside

To the front of the property is a garden and driveway with side access to rear garden. The rear garden is of generous size with a decked area and the remainder laid to lawn.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

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