



## Hillside Green, £350,000

- Council Tax Band - D
- Sought After Location
- Detached
- Garage
- No Chain
- EPC Rating: C



 3  1  1





## About the property

A three bedroom detached property offered for sale in the popular, sought after village of Pen y Fai. The property is being sold with no on going chain and viewing is HIGHLY recommended.

## Accommodation

### Entrance Hall

### Lounge

12' 7" max x 18' max ( 3.84m max x 5.49m max )

### Kitchen

11' 8" max x 8' 8" max ( 3.56m max x 2.64m max )

### Conservatory

12' 4" max x 7' 5" max ( 3.76m max x 2.26m max )

### Wc

### First Floor

### Bedroom One

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



### **Bedroom Two**

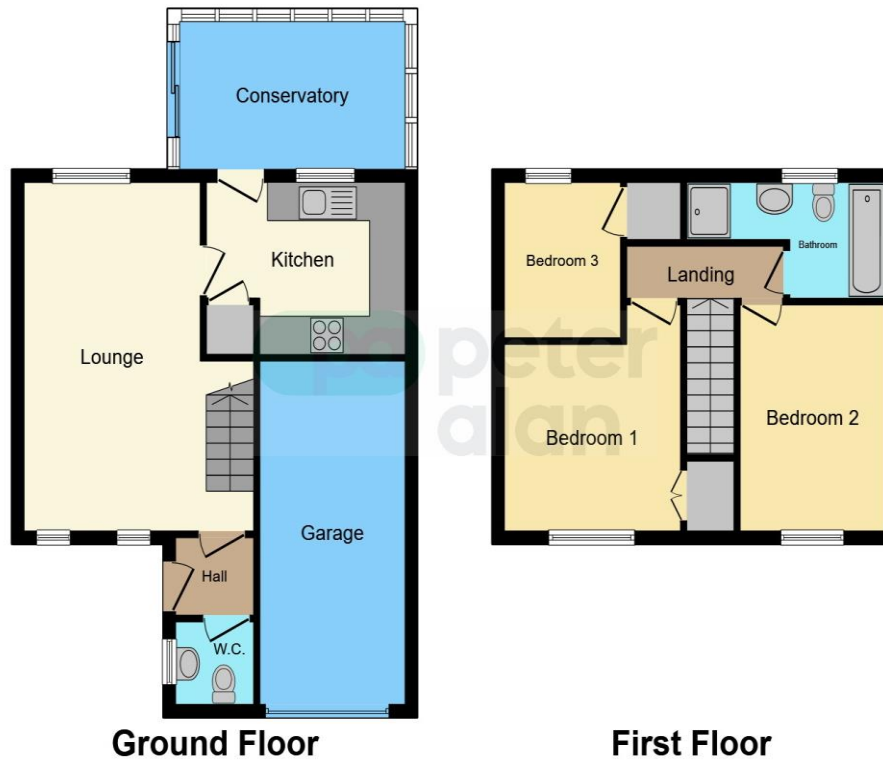
7' 8" max x 11' 4" max ( 2.34m max x 3.45m max )

### **Bedroom Three**

6' 5" max x 7' 8" max ( 1.96m max x 2.34m max )

### **Bathroom**

## 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

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.