



## Glan-Y-Nant, offers over £280,000

- Detached four-bedroom family home with no ongoing chain
- Spacious lounge with garden access
- Integral garage with conversion potential
- Council Tax Band E
- Close proximity to local schools, shops and transport links
- EPC Rating: B



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## About the property

Nestled in a quiet cul-de-sac in the desirable area of Glan-Y-Nant, Tondy, this well-presented four-bedroom detached home is perfect for families seeking a peaceful yet convenient location.

The ground floor welcomes you with a bright entrance hallway leading to a cloakroom, a spacious lounge with direct access to the beautifully maintained, enclosed rear garden, and a separate dining room that opens seamlessly into a modern kitchen. An integral garage provides excellent storage or offers potential for conversion, adding even more versatility to the property.

Upstairs, the property features four generously sized bedrooms, including a master with en-suite, and a family bathroom to complete the accommodation.

Externally, the home benefits from off-road parking for several vehicles at the front, solar panels enhancing energy efficiency, and a private rear garden, thoughtfully designed and well-maintained for outdoor enjoyment with the added bonus of a garden workshop.



## Accommodation

### Entrance Hall

### Cloakroom

### Lounge

14' 4" x 11' 1" ( 4.37m x 3.38m )

### Kitchen

7' 7" x 13' ( 2.31m x 3.96m )

### Dining Room

7' 11" x 9' 1" ( 2.41m x 2.77m )

### First Floor

### Landing

### Bedroom One

11' 3" max plus wardrobe recess x 8' 8" max plus wardrobe recess ( 3.43m max plus wardrobe recess x 2.64m max plus wardrobe recess )

### En-Suite

### Bedroom Two

10' 8" x 9' 1" ( 3.25m x 2.77m )

### Bedroom Three

9' 5" max x 6' 11" max ( 2.87m max x 2.11m max )

### Bedroom Four

8' 8" x 8' 2" plus wardrobe recess ( 2.64m x 2.49m plus wardrobe recess )

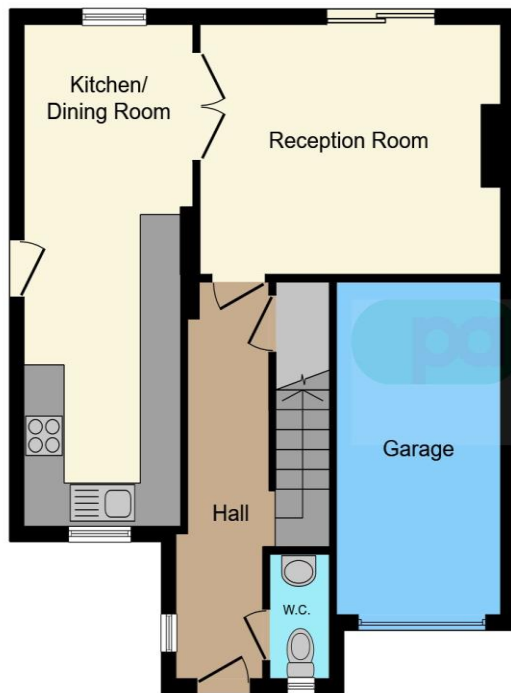
### Bathroom



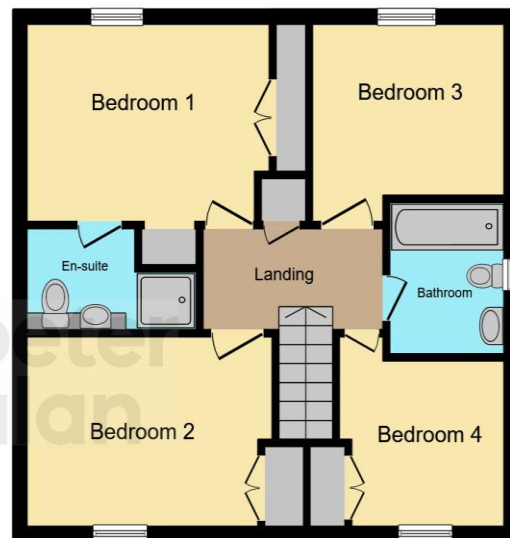
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## Floorplan



**Ground Floor**



**First Floor**

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