



Wimborne Road, £270,000

- Immaculately presented 3 bedroom detached
- Downstairs cloakroom and Utility Room
- Sought after location
- Council Tax Band - D
- No ongoing chain
- EPC Rating: F



 3  1  2



About the property

We are delighted to present this immaculate detached house for sale. The property is in a highly sought-after location, with excellent public transport links, top-rated schools in the vicinity, and a variety of local amenities at your doorstep.

This property boasts three well-proportioned bedrooms, with two spacious double rooms and a good-sized single room. The bedrooms are perfect for first-time buyers or families looking for a place to call their own.

The house has one bathroom, fitted with a luxurious rain shower and a heated towel rail for your comfort. There are also two welcoming reception rooms perfect for entertaining or unwinding at the end of the day. The first reception room benefits from large windows, allowing natural light to flood the space.

A particular highlight of this property is its open-plan kitchen. The kitchen is equipped with a kitchen island and a utility room, providing ample storage and workspace. The open-plan design incorporates a dining space, making it a social hub of the home where families can gather for meals and conversation.

The property is rated F for energy performance and falls under council tax band D. An exceptional feature of this house is the garden office, offering a tranquil space for work or hobbies.

In summary, this is a fantastic opportunity in a prime location, ideal for first-time buyers and families alike.



Accommodation

Entrance Hall

Living Room - 12' 2" x 17' 9" max into bay (3.71m x 5.41m max into bay)

Living/Diner - 15' 5" max x 16' 7" max (4.70m max x 5.05m max)

Kitchen Area - 12' 10" x 8' 9" (3.91m x 2.67m)

Utility Room - 12' 2" x 4' 6" (3.71m x 1.37m)

Cloakroom

First Floor

Bedroom One - 18' 10" max x 8' 5" max (5.74m max x 2.57m max)

Bedroom Two - 16' 11" max x 8' 5" max (5.16m max x 2.57m max)

Bedroom Three - 12' 9" max x 7' 3" max (3.89m max x 2.21m max)

Bathroom

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Floorplan

49 Wimborne Road, Pen-Coed, CF35 6SG



TOTAL: 108.8 m² (1,171 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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