



Ffordd Y Dolau, £385,000

- Four double bedrooms
- Utility room
- Enclosed rear garden with countryside views
- Council tax band- E
- Close to local schools
- EPC Rating: C



 4  2  2



About the property

Situated in the fantastic location of Llanharan is this detached four bedroom family home with a stunning modern feel throughout. This home has four double bedrooms, a garage and two reception rooms! Llanharan has plenty to offer including great road and train links, shops and schools.

Internally the property briefly comprises of entrance hallway with stairs to the first floor, wc, lounge, dining room with doors to the rear garden, kitchen and utility area.

To the first floor are four DOUBLE bedrooms and the modern family bathroom. Off the large master bedroom is an en suite shower room.

Outside there is driveway parking leading to the garage. To the rear is a patio and lawn area with views to the rear of the countryside.



Accommodation

Entrance

Enter via front door to hallway. Access to all downstairs rooms and garage. Stairs to first floor.

Wc

Fitted with a two piece suite comprising of wc and wash hand basin. Window to front

Lounge

17' 3" x 11' 1" (5.26m x 3.38m)

Window to front. Doors to dining room

Dining Room

11' 1" x 8' 8" (3.38m x 2.64m)

Doors to rear leading onto patio

Kitchen

14' 4" x 9' 8" (4.37m x 2.95m)

Fitted with a range of wall and base units with worktop over, sink, Integral oven and hob. Space for dishwasher. Window to rear.

Utility Room

Fitted with a range of wall and base units with worktop over. Sink. Space for washing machine and tumble dryer. Door leading to rear garden.

Landing

Access to all first floor rooms . Attic hatch. Attic is boarded with ladder and lights.

Master Bedroom

15' 4" x 11' 11" (4.67m x 3.63m)

Fantastic sized master bedroom with fitted wardrobes. Window to front. Door to en suite

En Suite

Fitted with a three piece suite comprising of double shower, wc and wash hand basin. Storage cupboard. Window to front

Bedroom Two

11' 4" x 8' 2" (3.45m x 2.49m)

Window to rear

Bedroom Three

12' 7" x 8' 2" (3.84m x 2.49m)

Window to rear

Bedroom Four

11' 4" x 8' 5" (3.45m x 2.57m)

Window to front and rear. Attic hatch

Wet Room

Stunning and modern wet room with a shower, wc and wash hand basin. Window to side.

Garage

Integral garage with electric door

Outside

Driveway leading to the garage. To the rear is an enclosed garden with an area of lawn, and patio. South facing garden with gate at the rear of garden with access to country walks.

Floorplan



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