



Colliers Avenue, offers over £325,000

- Three reception rooms
- Driveway to front
- Larger than average rear garden
- Council tax band- D
- Close to local shops and schools
- EPC Rating: C



 3  1  3



About the property

This stunning home has three reception rooms and large rear garden is in a prime spot being close to local shops, schools and Llanharan Train Station with good road links to the M4. This property would make an ideal family home. Viewing highly recommended.





Accommodation

Lounge

12' 4" x 14' 5" (3.76m x 4.39m)
window to front

Converted Garage/office

8' 2" x 17' 2" (2.49m x 5.23m)
Projector built into wall. Window to front

Kitchen/diner

19' 8" x 11' 2" (5.99m x 3.40m)
Fitted with a range of wall and base units with worktop over. Stainless steel sink and mixer tap. Integral dishwasher, built in oven and hob. Island with breakfast bar area.

Window to rear, door to utility room and orangery

Utility Room

5' 1" x 7' 5" (1.55m x 2.26m)
Space for washing machine, boiler housed on wall. Door to rear garden and internal door to wc.

Cloakroom

Fitted with a two piece suite comprising of w.c and wash hand basin. Window to side

Orangery

Windows to side and rear. Door to side leading to garden.

Bedroom 1

12' 1" x 8' 4" (3.68m x 2.54m)
Window to rear. Door to en suite.

Ensuite

Fitted with a three piece suite comprising of shower, w.c and wash hand basin. Window to side

Bedroom 2

9' x 9' 3" (2.74m x 2.82m)
Built in wardrobe. Window to front.

Bedroom 3

8' 5" x 6' 7" (2.57m x 2.01m)
Window to rear

Bathroom

Fitted with a three piece suite comprising of bath, w.c and wash hand basin. Window to front

Rear Garden

Large than average rear garden with porcelain patio slabs, and a fantastic lawn area, ideal for children. To the side is space for a shed

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Floorplan



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