



## Fair View, offers in excess of £210,000

- NO ONWARD CHAIN!
- GARAGE with rear lane access.
- ALL appliances, LOG BURNER & HOT TUB INCLUDED
- Council Tax Band - C
- Great road links to M4 and A470
- Close to local schools
- EPC Rating: C



 3  1  1



## About the property

Perfect for First Time Buyers & small families is this great-sized three bedroom semi-detached home in Beddau. Offered with NO ONWARD CHAIN and move-in ready, the property also benefits from a garage with rear access, front & rear gardens and all kitchen appliances, LOG BURNER and HOT TUB INCLUDED!

## Accommodation

### Entrance Hallway

Enter via front door to hallway. Access to lounge and Kitchen. Stairs leading to first floor and built in storage.

### Living/dining Room

Great size family room with uPVC window to front. French doors to rear leading to rear garden.

### Kitchen

Fitted with a range of wall and base units with work top over. Stainless steel sink and mixer tap, space for cooker with cooker hood over and integrated with two freezers, fridge and washing machine. UPVC Double glazed window to side and door to rear giving further access to the rear garden.

### Landing

Access to all bedrooms and family bathroom. Built in storage.

### Bedroom One



UPVC window to front.

### **Bedroom Two**

UPVC window to rear.

### **Bedroom Three**

UPVC window to rear.

### **Bathroom**

Fitted with a three piece suite comprising of bath with shower over, WC and wash basin, Obscure window to front.

### **Outside**

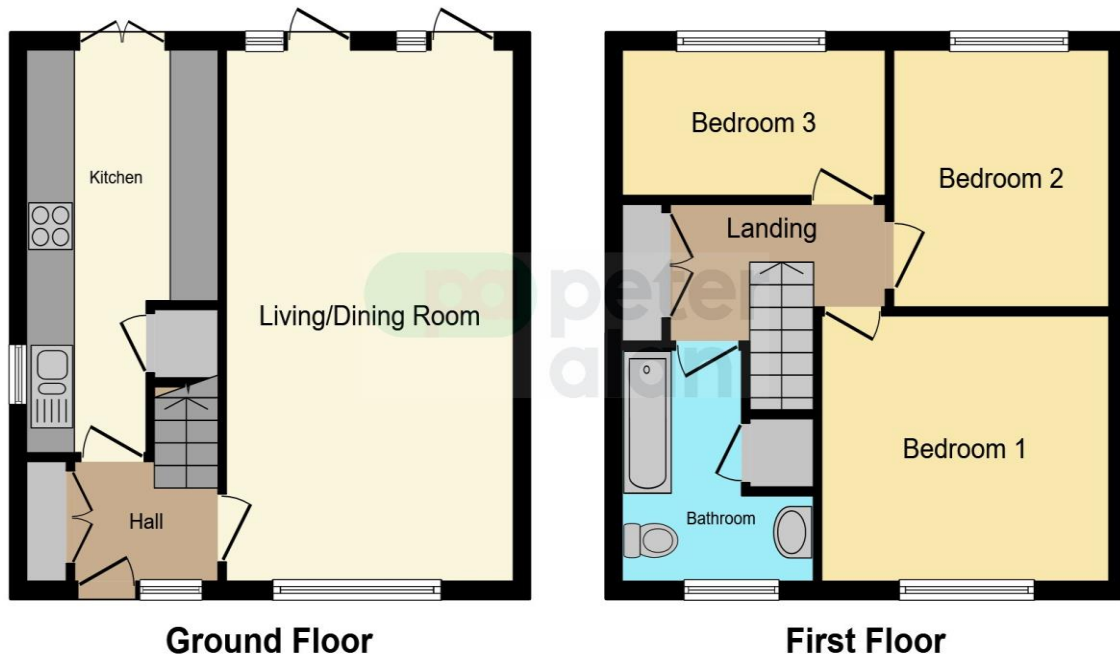
#### **Front**

To the front of the property is a walled front garden with path leading to the front of the property and side access to the rear

#### **Rear**

To the rear of the property is an enclosed garden with patio and decked area and benefits from garage with access from the rear lane and garden.

## 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

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