



## Tylcha Fach Estate, £230,000

- Stunning modernised home
- Driveway parking
- Close to local schools
- Council Tax Band - D
- Landscaped rear garden
- Great access to M4
- EPC Rating: C



3 1 1





## About the property

This well-loved home has been modernised throughout and situated near to local schools and bus routes, making this a fantastic location for families. This property has the added benefit of a driveway, low maintenance rear garden and an open plan living area.

## Accommodation

### Lounge

Window to front. Stairs to first floor. Doors leading to dining area

### Dining Area

Open to kitchen, ample space for table and chairs

### Kitchen

L shaped kitchen with a range of wall and base units with worktop over. Sink with mixer tap. Built in oven and hob, microwave and fridge freezer. Window and patio doors to rear.

### Landing

Access to all bedrooms and family bathroom

### Master Bedroom

Window to front



## Bedroom Two

Skylight windows to front and back

## Bedroom Three

Window to rear

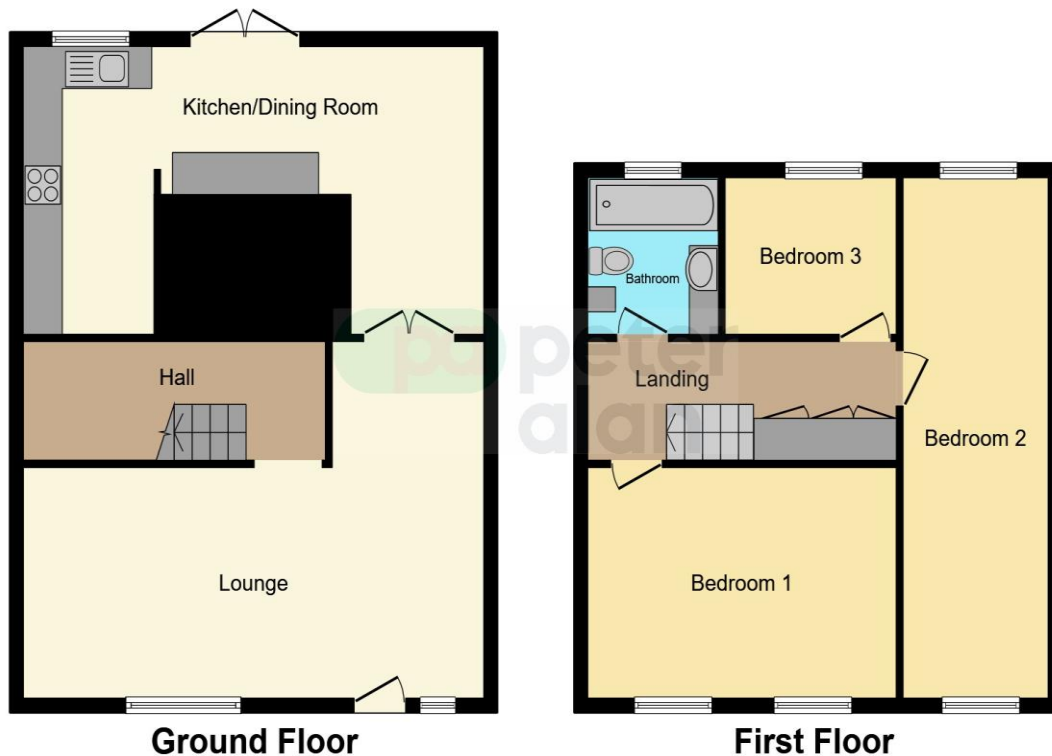
## Bathroom

Bath with shower over, wash hand basin and wc. Obscure window to rear.

## Garden

Landscaped garden with an area of patio and further area of decking which would be ideal for entertaining

## Floorplan



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