



Clos Brenin, £400,000

- Detached
- Desirable Location
- Y Pant School Catchment
- Council Tax Band E
- Off Road Parking
- EPC Rating: C



 3  1  3



About the property

Peter Alan, Talbot Green are pleased to present this charming three-bedroom detached property with a converted garage, situated in the highly sought-after Clos Brenin estate in Brynsadler. Viewings are highly recommended!

Accommodation

Entrance

Access to all ground floor rooms.

Lounge

10' 9" x 17' 3" (3.28m x 5.26m)

Enter via hallway into living room, plain walls and ceilings, wooden floors, feature fireplace on centre wall with surround, uPVC round bay window to front, archway leading to dining room, radiator.

Dining Room

10' 9" x 8' 9" (3.28m x 2.67m)

Plain walls and ceilings, wooden floors, uPVC sliding doors to garden, access to kitchen, radiator.

Kitchen

12' 4" x 13' 5" (3.76m x 4.09m)



Laminate flooring, a range of matching base and eye-level units, tiled splashback, space for fridge/freezer, Rangemaster gas cooker with 6 ring hobs, overhead stainless steel extractor fan, stainless steel sink basin with mixer tap, uPVC double glazed windows to rear.

Plain walls and ceilings, carpeted floors, uPVC window to rear, radiator.

Utility

Bedroom 3

Study

16' 10" x 8' 6" (5.13m x 2.59m)

Laminate floors, plain walls and ceilings.

10' 7" x 6' 11" (3.23m x 2.11m)

Plain walls and ceilings, carpeted floors, uPVC window to rear radiator.

Bedroom 1

14' x 9' 2" (4.27m x 2.79m)

Plain walls and ceilings, carpeted floors, uPVC rounded bay window to front, radiator, access to en suite.

En Suite

Bathroom

Tiled walls, obscured uPVC double glazed windows to rear, bath tub with shower attachment and glass shower screen, hand basin with hot and cold taps, toilet.

Bedroom 2

10' 6" x 8' 10" (3.20m x 2.69m)

Outside

Enclosed rear garden, with patio and lawn.

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.

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