



## Cwrt Pentwyn, £250,000

- Council Tax Band - C
- CUL DE SAC POSITION
- OPEN PLAN LOUNGE / DINER
- DOWNSTAIRS CLOAKROOM / W.C.
- EXCELLENT CONDITION THROUGHOUT
- EPC Rating: D



 3  1  1





## About the property

Well-presented three bedroom semidetached property set within the popular woodland's development in Llantwit Fardre. The property is sleek and modern giving that ready to move in option. To the ground floor accommodation of the property comprises; entrance hallway, open plan lounge / diner, kitchen and benefiting from cloakroom / wc. Moving to the first floor we find a generous landing area which leads to three well-proportioned bedrooms, family bathroom plus a fixed staircase which rises to the loft room. The property further benefits from an integral garage with new electric door.

To arrange an internal viewing of this beautiful family home please call our Talbot Green branch on 01443 222851.



## Accommodation

### Entrance

Entering the property you have a bright and open hall way with staircase

### Lounge

14' x 3' 7" ( 4.27m x 1.09m )

Open plan lounge dining area the room is airy and bright with log burner to feature wall, double upvc doors to the rear allowing access to the garden

### Kitchen

10' 9" x 17' 2" max ( 3.28m x 5.23m max )

The new kitchen is a fantastic space with white shaker base and wall units, complimented with wood effect worktops, and a built in fridge freezer and dishwasher.

### Landing

a generous landing area which leads to three well proportioned bedrooms, family bathroom plus a fixed staircase which rises to the loft room.

### Bedroom One

10' 1" x 13' 1" ( 3.07m x 3.99m )

Double room situated to the front of the property

### Bedroom Two

10' 1" x 10' 7" ( 3.07m x 3.23m )

Second spacious room to the rear of the property

### Bedroom Three

7' 8" x 6' 10" ( 2.34m x 2.08m )

To the front of the property perfect for office space or nursery

### Loft Room

10' x 14' 7" ( 3.05m x 4.45m )

The loft is the ideal space for a fourth bedroom

### Bathroom

Family bathroom fitted with bath along with over head shower and glass screen wash hand basin and wc

### Outside

To the front of the property you have paved drive way with garage operated via new electric door. The garage makes for great storage, but could be converted into another ground floor reception room if required (subject to relevant planning approval / regulations).

To the rear of the property you have decked area along patio section and lawn

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## Floorplan



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