



Llewellyns View, Gilfach Goch Porth

offers over **£250,000**

- Council Tax Band - C
- DETACHED
- EN SUITE TO MASTER BEDROOM
- SOLAR PANELS
- EPC Rating: B



 3  2  1

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About the property

Detached house located on the Llewellyns View development in Gilfach Goch. The location offers good transport links to the M4 east and west and is within easy access train station. The property benefits from owned solar panels which serve to reduce its carbon footprint as well as reducing power bills.

The property comprises a downstairs cloak room, lounge, and newly installed modern kitchen / dinner to the ground floor. To the first floor there are three well-proportioned bedrooms and family bathroom. En suite to master bedroom. Outside to the rear is a well-maintained garden comprising of a decked area, a separate area laid to slate / stone and paved patio area. To the front of the property there is a well-maintained garden with a lawn and a driveway. Front and rear gardens can be separately accessed by a side entrance.

To arrange a internal viewing please call our Talbot Green Branch on 01 443 222851

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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Accommodation

Entrance

Laminate flooring with solid doors to the cloak room, to the right the kitchen dinner and to the left the lounge.

Cloakroom

Newly decorated area with a suite comprising of a pedestal wash hand basin and WC. Ceramic tiles above the hand basin

Lounge

15' 2" x 13' 1" (4.62m x 3.99m)

Family lounge with modern decoration with feature open staircase to the right side of the room and two vertical designer radiators to the front and rear of the room.

Kitchen

UPVC double glazed window to the rear and UPVC double glazed French doors to the front and rear. A newly fitted gloss effect kitchen with a range of matching wall and base units. Heat resistant work tops with an inset stainless steel