



## The Heathlands, offers in excess of £190,000

- council tax band C
- Allocated Parking
- Modern Kitchen
- Breakfast Island
- NO CHAIN
- EPC Rating: C



 3  1  2



## About the property

Fantastic modern three bedroom semi detached family home in Gilfach. With benefits including being modern throughout, allocated parking, and three very good sized bedrooms, this really will be perfect for a young family or first time buyers alike. Available to the market with no chain.





## Accommodation

### Entrance Hallway

Enter via uPVC double glazed door with stairs to the first floor and doors to the lounge, under stairs storage and bathroom.

### Lounge

15' 5" x 10' 11" ( 4.70m x 3.33m )

UPVC double glazed window to front and door to kitchen

### Kitchen

17' 9" x 8' 1" ( 5.41m x 2.46m )

UPVC double glazed window to rear. Fitted with a range of modern wall and base units with worktop over. Stainless steel sink with mixer tap. Integrated oven and hob, dishwasher, fridge/freezer, and washing machine. Separate Island and breakfast bar

### Bathroom

UPVC double glazed obscure window to front. Fitted with a modern three piece suite comprising of bath with overhead shower, wc and wash hand basin

### Dining Room

11' x 7' 2" ( 3.35m x 2.18m )

UPVC double glazed window and French doors to rear.

### Landing

UPVC double glazed window to side. Doors to bedrooms.

### Master Bedroom

14' 9" x 12' 3" ( 4.50m x 3.73m )

UPVC double glazed window to front. Storage cupboard and airing cupboard housing combi boiler.

### Bedroom Two

11' 2" x 7' 7" ( 3.40m x 2.31m )

UPVC double glazed window to rear.

### Bedroom Three

9' 11" x 8' 1" ( 3.02m x 2.46m )

UPVC double glazed window to rear

### Garden

Laid to lawn and patio with access to the side and front. Allocated parking.

## Floorplan



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