



## Gilfach Road, offers in excess of £230,000

- Double Garage
- Immaculate semi-detached property
- Natural light-filled rooms
- Close to local schools
- Nearby essential amenities
- Functional modern kitchen
- Attic room
- EPC Rating: E



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## About the property

This home, ideally suited for families, is set in a tranquil, quiet location, offering a peaceful environment that is still in close proximity to essential amenities.

As you step into this charming property, you will be greeted by a spacious reception room. filled with natural light, provide ample space for both relaxation and entertainment. with bay window to front and double french doors to rear leading down the garden to a double garage.

The house further boasts a well-sized, functional kitchen, perfect for preparing family meals or hosting dinner parties. Equipped with modern appliances, it ensures a harmonious blend of practicality and style.

Featuring three generous bedrooms, along with a usable attic space this property provides plenty of space for everyone. Each room is tastefully decorated, exuding a warm and welcoming atmosphere that is sure to make you feel right at home. Complementing these bedrooms are two well-appointed bathrooms, enhancing the convenience and comfort of this residence.



## Accommodation

### Entrance

Enter porch via PVCU double glazed front door. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Door through to reception hallway. Radiator. Open staircase. Under the stair storage. Doors allowing access to lounge and kitchen.

### Lounge

26' x 12' 4" ( 7.92m x 3.76m )

Double glazed bay window to front. PVCU French doors to rear. Part plain plaster and emulsion decor/part papered decor finished to a flat ceiling with two central light fittings. Custom display cupboards with storage. . Feature fire surround with electric fire

### Kitchen

A fitted kitchen with a range of matching wall and base units. Heat resistant work surface with inset sink, drainer and mixer tap. Built in oven, microwave and hob with overhead extractor fan. Integral fridge-freezer. Door through to utility/inner lobby.

### Utility

Matching wall and base units Ceramic tiled flooring. Door through to bathroom.

### Bathroom

Suite comprises of a bath with over head shower, vanity unit wash hand basin and W/C. Part ceramic tiled and part plain plastered emulsion décor finished to a flat ceiling with spotlights. Ceramic tiled flooring. Radiator. Heated towel rail.

### Double Landing

Feature landing area with access to bedrooms and shower room

### Bedroom One

12' 10" x 12' 1" ( 3.91m x 3.68m )

### Bedroom Two

10' 10" x 10' 6" ( 3.30m x 3.20m )

### Bedroom Three

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## Floorplan



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