



Heol Y Drudwy, £210,000

- Reception Room And Open Plan Kitchen/Dine
- Convenient Access To Local Amenities And Transport Links
- Neutral decor throughout
- Y Pant School Catchments
- NHSBC WARRANTY
- EPC Rating: B



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About the property

Modern throughout with accommodation comprising; entrance hall, WC, open plan kitchen/dining/family room with stairs leading up to two good sized double bedrooms and a family bathroom. Further benefits include gas combination central heating, UPVC double glazing throughout, inset blinds to all windows to remain. The property sits on a pretty and peaceful cul-de-sac on Heol Y Drudwy within close proximity of Bryncae and all its local facilities.



Accommodation

Entrance

5' 5" x 4' 1" (1.65m x 1.24m)

UPVC front door with inset opaque glazed vision panels to open entrance hallway. Space for shoes and cloaks. Fully skimmed walls and ceiling. Wood effect flooring. Fitted radiator. RCD fuse board and thermostat. Door to WC.

Kitchen/Dining/Family Room

Open plan heart of the home space comprising a modern fitted kitchen with features to include range of wall and base units in a dove grey matte finish with sleek chrome handles. Set under and over wood effect worksurface with matching upstands. Features include 1.5 sink and drainer with chrome mixer tap. Electric fan oven and gas four ring hob with overhead chrome chimney extractor. Chrome splashback. Space for up and over fridge/freezer. Space for washer/dryer. Peninsular breakfast bar offers plenty of adaptation including dining terrace. UPVC double glazed window to front elevation with inset horizontal blind. Wall mounted Ideal Logic combination boiler housed behind matching decor panel. Fully skimmed walls and ceiling. Wood effect flooring through to carpet in living room. Full length UPVC fully double glazed patio doors opening out onto rear garden. Fitted double radiators. Space

understairs. Full turn carpet staircase leads up to first floor landing.

Master

9' 9" x 12' 8" (2.97m x 3.86m)

An excellent sized double bedroom with UPVC double glazed window to rear elevation overlooking pretty rear garden with inset blackout blinds. Fully skimmed walls and ceiling. Fitted radiator. Fitted carpet. Built in double storage unit with walk in wardrobe facility. Access to loft via hatch.

Bedroom Two

12' 10" x 7' (3.91m x 2.13m)

Two UPVC double glazed windows to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

Bathroom

Three piece suite in white comprising full length panelled bath with integrated chrome shower and shower head attachment with chrome mixer tap. Low level dual flush WC. Pedestal wash hand basin with chrome mixer tap. Fully tiled splashbacks. Matching herringbone tile wood effect vinyl flooring. Built in double storage unit with walk in wardrobe facility. Access to loft via hatch.

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Floorplan

Important Information

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