



## Heol Y Fedwen, £270,000

- EPC RATING 'C'
- Off road parking
- 4 bedrooms
- Neutrally decorated
- Council Tax Band 'B'
- EPC Rating: C



 4  2  2





## About the property

Presenting a semi-detached house for sale, this property is an exquisite fusion of charm and tranquillity. The house is neutrally decorated, giving you the perfect canvas upon which to imprint your personal style. It consists of 4 bedrooms bedrooms and two bathrooms, making it an ideal dwelling for a growing family or for those who value extra space. The property is complete with a single, well-structured reception room, perfect for entertaining guests or spending a relaxing evening.

In addition, the property comes with a kitchen, offering a great space to cook and dine. The kitchen's design is one that blends functionality with aesthetic appeal and is equipped with all the necessary amenities that contribute towards a modern lifestyle.

Notably, the property has an EPC rating of 'C', indicating a reasonable energy efficiency level. This is beneficial as it implies lower energy costs, thus, making it an economically sound choice for potential homeowners.

From a fiscal perspective, the property falls under Council Tax Band 'B'. This is relatively moderate and could be a favourable factor for those conscious about their financial commitments.



Accommodation

01443 222851

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## Floorplan

## 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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