



## Danygraig Drive, £350,000

- NEAR AMENITIES AND SCHOOLS
- BREAKFAST ROOM
- ATTIC SPACE FOR CONVERSION
- IN Y PANT CATCHMENT AREA
- CORNER PLOT
- LOCAL SURGERY AND HOSPITAL IN CLOSE PROXIMITY
- DOWNSTAIRS CLOAK ROOM
- EPC Rating: D



 3
  1
  2





## About the property

Situated in the sought-after area of Talbot Green, this attractive and well-proportioned home offers spacious accommodation ideal for families and professionals alike.

The property benefits from good-sized bedrooms, providing comfortable and versatile living space. The welcoming lounge features parquet flooring that also flows into the hall and dining area, adding character and warmth. A separate breakfast room gives that extra space perfect for everyday dining and family living also this area benefit from downstairs cloakroom.

Further advantages include excellent loft space, offering great storage potential or future development (subject to the necessary consents). Outside, the property enjoys well-kept gardens and a pleasant residential setting.

Conveniently located, the home is close to local schools and within easy reach of the shopping centre, along with transport links and local amenities, making it an ideal choice for modern living. Another advantage not to be missed would be the distance to local surgery and hospitals





## Accommodation

### Entrance Porch

10' 10" x 5' 8" ( 3.30m x 1.73m )

6' 4" x 5' 3" ( 1.93m x 1.60m )

### Entrance Hall

14' x 6' 3" ( 4.27m x 1.91m )

### Lounge

24' 1" x 12' 1" ( 7.34m x 3.68m )

### Kitchen

25' 8" x 8' 1" ( 7.82m x 2.46m )

### Breakfast Room

10' 7" x 10' 5" ( 3.23m x 3.17m )

### Bedroom One

5' 6" x 3' 3" ( 1.68m x 0.99m )

### Bedroom Two

13' 1" x 9' 6" ( 3.99m x 2.90m )

### Bedroom Three

12' x 10' 2" ( 3.66m x 3.10m )

### Bathroom

01443 222851

talbotgreen@peteralan.co.uk

## Floorplan



Ground Floor



First Floor

Total floor area 149.7 m<sup>2</sup> (1,611 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

