



**Towyn Way,
Tonteg CF38 1NB**

- EPC Rating: D
- Extended Family Home
- Cul De Sac Location
- Four Reception Rooms
- Garage Plus Off Road Parking





About The Property

Peter Alan Talbot Green are delighted to present to the market this extended four double bedroom family home in the highly sought after location of Tonteg. Nestled way in a quiet cul de sac this property offer great road links to Church Village By Pass and also the A470 for commuters. The property is also within walking distance to local shop, schools and also public transport links. This property has been beautiful extended to suite a growing family with four reception rooms plus an integral garage and a master bedroom further benefiting from an en suite shower room.

Internally you will find; Entrance Hallways, Lounge, Dining Room, Kitchen, Conservatory and Second Reception Room. To the first floor you will find Four Double Bedrooms, Master benefiting from a modern en suite shower room and a Family Bathroom comprising a Four Piece Bathroom Suite.

Outside the property offers off road parking to the front leading to the front door with an integral garage. To the rear the garden is private and peaceful mostly laid to lawn with large trees to create ample of privacy.

Accommodation

Entrance Hallway

Enter via Upvc double glazed front door into hallway.

Cloakroom

Fitted with two piece suite comprising WC and wash hand basin. UPVC double glazed window to front.

Lounge

15' 4" x 11' 3" (4.67m x 3.43m)

Feature electric fire plus surround. Upvc double glazed window to front. Double doors leading into dining room.

Dining Room

9' 6" x 8' 4" (2.90m x 2.54m)

Sliding door leading leading to the conservatory.

Conservatory

9' x 9' 3" (2.74m x 2.82m)

UPVC double glazed surround. Double doors leading to rear garden.

Kitchen

7' 7" x 16' 9" max (2.31m x 5.11m max)

Fitted with a matching range of base and eye level units with contrasting worktops over. Free standing electric oven and hob. Insert stainless steal sink unit plus drainer. Space for dishwasher and an integral fridge/freezer. UPVC double glazed window to rear.

Peter Alan - Talbot Green

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Second Reception
15' 4" x 7' 3" (4.67m x 2.21m)
UPVC double glazed sliding doors to rear garden. Door leading to garage.

Landing
Access to all first floor rooms plus loft space. Airing cupboard house combination boiler.

Master Bedroom
13' 11" x 13' 11" (4.24m x 4.24m)
Built in wardrobes and chest of draws. Single storage cupboard over the staircase. Upvc double glazed window to front. Access to en suite shower room.

En Suite
Fitted with three piece suite comprising walk in shower, WC and wash hand basin. Upvc double glazed obscure window to side.

Bedroom Two
13' 5" x 9' 4" (4.09m x 2.84m)
Built in wardrobes. Upvc double glazed window to front.

Bedroom Three
8' 11" x 11' 3" (2.72m x 3.43m)
Built in wardrobes. Upvc double glazed window to rear.

Bathroom

Fitted with four piece bathroom suite comprising bath, separate shower cubicle, WC and wash hand basin. UPVC double glazed obscure window to rear.

Bedroom Four
15' 1" x 7' 2" (4.60m x 2.18m)
Upvc double glazed window to rear.

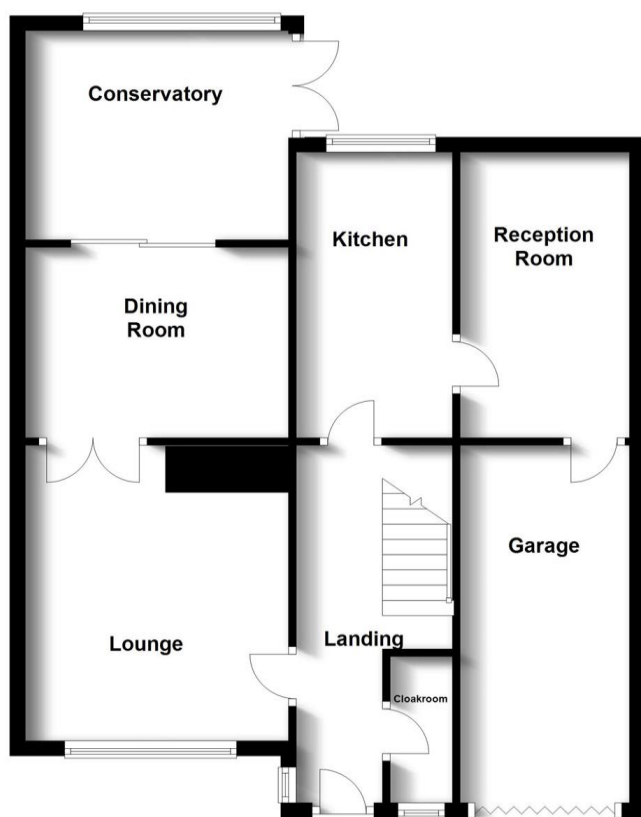
Outside

Driveway to the front leading to garage. The rear garden is private and mostly laid to lawn with a paved area perfect for a table and chairs.

Garage
7' 3" x 17' 3" (2.21m x 5.26m)
Up and over garage door with power sockets and lighting installed. Plumbing for washing machine and tumble dryer.

Council Tax
C

Ground Floor



First Floor



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.