



Heol Y Gylfinir, £315,000

- Modern Kitchen
- Utility Room
- Ensuite Bedroom
- Council Tax Band - E
- Popular Location
- EPC Rating: B



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About the property

Are you looking for a modern property you can move straight into? This well presented family home is completed with a 10 year NHBC guarantee and is in the popular area of Llanharan. The property benefits from being near local amenities, public and private transport links close by with a short driving distance onto the A470, allowing fast travel to both Cardiff and the M4.

Internally this stunning home comprises of entrance hallway, Lounge, Kitchen/diner, Wc and utility room. To the first floor are three good size bedrooms with ensuite to master bedroom and family bathroom.

To the rear of the property is an enclosed garden with patio and lawned area.



Accommodation

Cloakroom

w.c, and wash hand basin

Lounge

11' 6" x 12' 9" (3.51m x 3.89m)
window to front

Kitchen/diner

18' x 9' 3" (5.49m x 2.82m)
window to rear, dish washer integrated , fridge
freezer integrated , oven and hob

Utility Room

5' 9" x 5' 8" (1.75m x 1.73m)
space for appliances and boiler

Landing

2 storage cupboards

Bedroom 1

12' 9" x 10' 7" (3.89m x 3.23m)
window to front

En-Suite

shower, w.c , wahs hand basin, window to front

Bedroom 2

9' 4" x 9' 4" (2.84m x 2.84m)
window to rear

Bedroom 3

8' 5" x 9' 4" (2.57m x 2.84m)
window to rear

Bathroom

bath, w.c , wah hand basin, window to side

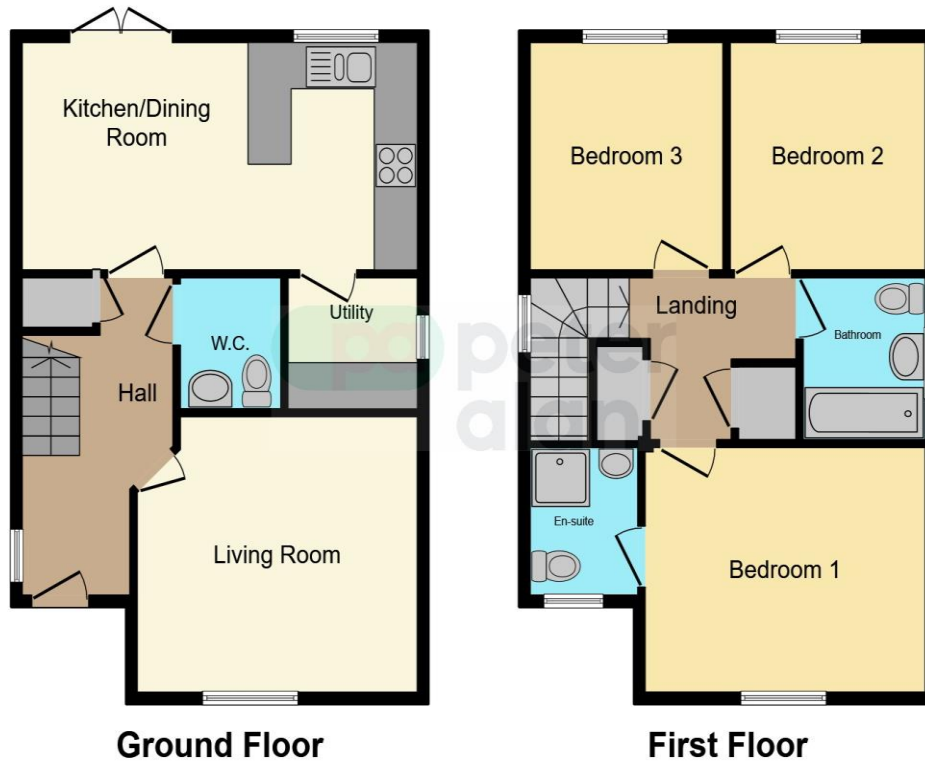
Rear Garden

patio and grass, backing onto nature reserve

Outbuildings

garage, , driveway for 3 cars

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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