



**Coed Cae,
Rassau NP23 5TP**

- EPC Rating: D
- Detached house
- Highly sought-after location
- Excellent public transport links
- Close to local amenities





About The Property

Presenting an immaculate, detached house for sale in a highly sought-after location. This property has been meticulously maintained and is completed to an impressively high standard, offering a perfect abode for families.

The residence boasts three well-proportioned bedrooms, each one exuding a serene atmosphere. Notably, two of the bedrooms come with Sharps fitted wardrobes, adding a touch of sophistication and providing ample storage space.

The property includes a three reception rooms, creating a warm and inviting space for relaxation and family gatherings. Its tasteful design perfectly complements the overall aesthetic of the house.

A well-equipped kitchen forms the heart of this home, where meals can be prepared with ease. The kitchen's design follows the principle of functionality without sacrificing style, creating a harmonious blend of both. A small downstairs utility room with a toilet and hand basin also.

Accommodation

Bedroom 1

13' 6" x 13' 5" (4.11m x 4.09m)

Bedroom 2

10' 7" x 10' 9" (3.23m x 3.28m)

Bedroom 3

13' 5" x 9' (4.09m x 2.74m)

Bathroom

10' 9" x 8' 7" (3.28m x 2.62m)

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5' 7" x 3' 6" (1.70m x 1.07m)

Kitchen

12' 6" x 9' 3" (3.81m x 2.82m)

Living Room

13' x 12' 6" (3.96m x 3.81m)

Study

9' x 7' 8" (2.74m x 2.34m)

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.