



## **9 Tros Yr Afon, Llangoed, LL58 8AT**

**£249,950**

A detached three bedroom bungalow, situated on a quiet corner plot at the far end of this popular cul-de-sac estate. Being conveniently situated within the village, within a short walk of the village shop and bus stop. The bungalow gives good sized accommodation and briefly comprises of: Lounge with gas fire and patio doors, dining room/Bedroom 3, kitchen with utility room, shower room/WC and two further bedrooms. It has ample off road parking, as well as a garage. Very spacious front and private rear gardens.

Requires some modernisation and being sold with no onward chain.

### Entrance Vestibule

Feature arched opening to open vestibule with tiled flooring, ceiling light, timber glazed front door and side panel.

### Hallway

Generous hallway having built-in airing cupboard housing factory lagged hot water cylinder and timber slatted shelving. Access hatch to roof space. Radiator. Coving to ceiling with two pendant lights.

### Dining Room/Bedroom 3 13'0" max x 7'9" (3.97 max x 2.35)



Currently utilised as a dining room with potential to utilise as a third bedroom. Rear elevation PVC double glazed window, framing pleasant rear garden aspect. Radiator and coving to ceiling with pendant light.

### Lounge 18'7" x 11'7" max (5.67 x 3.53 max)



With aluminium framed double glazed patio doors to the rear and side exit timber glazed door opening to the rear patio and garden area. Baxi Bermuda CFE 3 gas fire with back boiler serving the central heating system. Radiators, Coving to ceiling with two pendant lights.

### Kitchen 11'7" x 9'6" (3.53 x 2.90)



With a range of base and wall units with worktop surfaces and tiled surround. Double drainer stainless steel sink unit. Space for cooker. Radiator and vinyl tile effect floor covering. Front aspect PVC double glazed window overlooking the front garden. Glazed timber door to the Utility Room.

### Utility Room 8'9" x 6'3" (2.66 x 1.91)

With work top and shelving above. Space and plumbing beneath work top for washing machine, dryer and fridge/freezer. Power and light. Internal door to the garage. Timber glazed window and exit door to rear covered area.

### Bedroom 1 11'8" x 11'7" (3.55 x 3.53)



With front aspect PVC double glazed window. Radiator and pendant light. Full length fitted wardrobes.

### **Bedroom 2 12'10" x 9'9" (3.91 x 2.97)**



With rear aspect PVC double glazed window. Radiator and pendant light.

### **Shower Room/WC 7'9" x 6'8" (2.37 x 2.02)**



Three piece suite comprising: WC, pedestal wash hand basin with hot and cold taps and shower cubicle with Gainsborough 950 GSi electric shower unit (previously had a bath) Radiator, two PVC double glazed windows, electric shaver point and wall mounted electric heater.

### **Outside**



Driveway parking to the front providing ample off road parking and easy access to the attached garage and front entrance. Lawned front garden with side gate to pathway leading to the generous rear private garden area, mainly lawned with mature shrubs and trees, and enough space to allow for an extension if required.

### **Garage 18'4" x 8'9" (5.58 x 2.66)**

With remote roller door, timber framed window to side elevation, power, light and integral door to the utility room.

### **Services**

Mains water, electricity and drainage.  
Baxi Bermuda gas fire with back boiler to service the central heating system.

### **Tenure**

We are advised the property is Freehold, and this will be confirmed by the vendor's conveyancer.

### **Energy Performance Rating**

Band G.

### **Council Tax**

Band D.

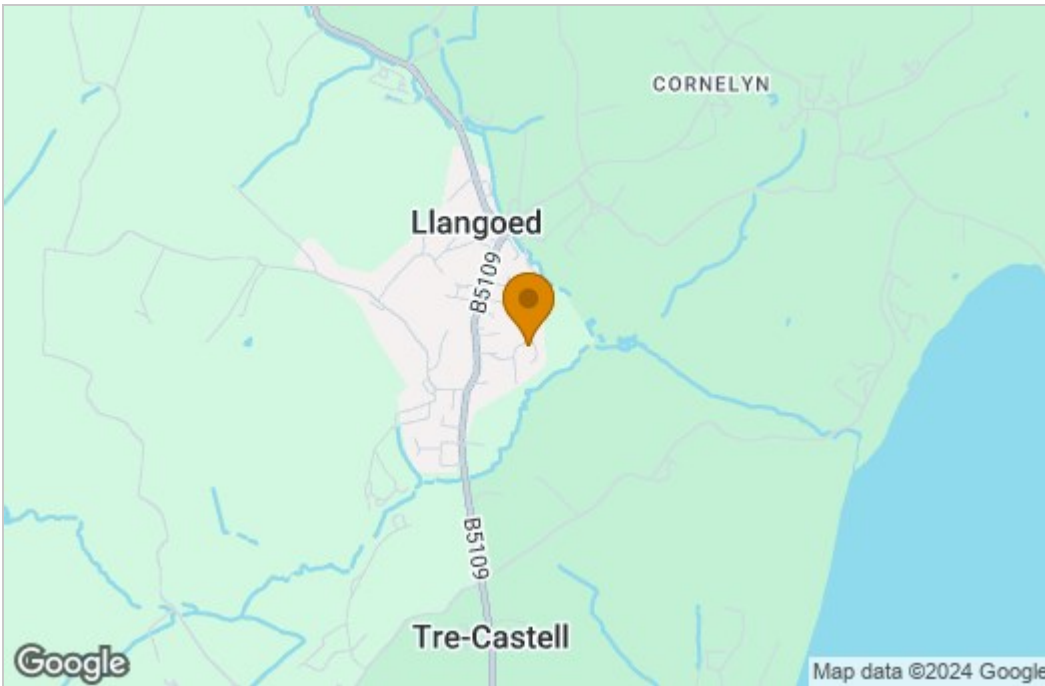
# Floor Plan



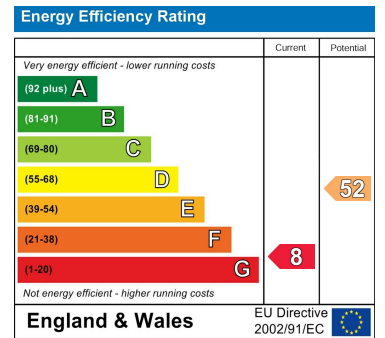
Total area: approx. 97.8 sq. metres (1052.6 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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