



## **1 Pant Isa,, Pontybodkin, CH7 4TX**

**£270,000**

A 3 bedroom semi-detached house located in the popular village of Pontybodkin. This property briefly comprises of a spacious Living room, Dining Room, Kitchen, Utility Room, Cloakroom and Snug to the ground floor. The first floor offers 3 Bedrooms, one with Ensuite Bathroom and a Shower Room. There is also an Attic Room at the top of the house. Externally you have a Driveway with detached Garage, A spacious lawned area with Garden Room and a Courtyard Area to the rear of the property.

Don't miss the chance to make this lovely property your home.

Call Olivegrove on 01978 750234 to arrange a viewing.

### Porch

Original tiled floor, Light fitting.

### Hallway

Carpet to floor, Radiator, Light fitting, Stairs rising, Door into:

### Dining Room 13'3" x 12'8" (4.04 x 3.87m)



Wood effect flooring, Radiator, Fireplace with Wood burning stove, Light fitting, under-stairs storage cupboards. Double doors through to Living Room and opening into Kitchen.

### Living Room 12'5" x 11'5" (3.81 x 3.48m)



UPVC double glazed bay window to the front elevation, Carpet to floor, Fireplace with wood burning stove, Radiator and Light fitting.

### Kitchen 9'6" x 14'11" max (2.92 x 4.56m max)



Slate Effect flooring, part glazed roof. light fitting, sockets and switches. A range of base, wall and drawer units with complimentary worktop over and inset composite 11/2 bowl sink. Electric hob with extractor over, intergrated double oven, dishwasher and fridge freezer.

### Snug 7'8" x 12'0" (2.36 x 3.68m)



French doors to the rear elevation, Slate effect flooring, Radiator and spotlights.

### Cloakroom 5'8" x 2'3" (1.75 x 0.69m)



Slate effect flooring, glazed roof, radiator, vanity basin and close coupled WC.

### Utility Room 5'8" x 10'3" (1.75 x 3.13m)



Part glazed door to rear elevation, glazed roof and slate effect flooring. Space and plumbing for washing machine and tumble dryer.

### Stairs / Landing

Carpet to floor, Radiator, understairs cupboard, doors off and stairs rising.

### Bedroom 1 12'11" x 12'9" to wardrobe (3.95 x 3.91m to wardrobe)



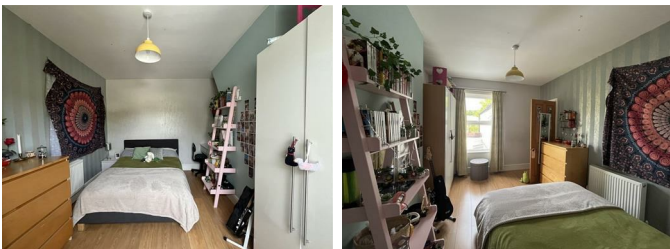
Carpet to floor, UPVC double glazed window to front elevation, 2 x Radiators, Fitted wardrobes, spotlights, sockets and switches. Door to:

### Ensuite Bathroom 5'0" x 6'4" (1.54 x 1.95m)



Tile floor and walls, panelled bath with electric shower over. Pedestal basin and close coupled WC. Spotlights and heated towel rail.

### Bedroom 2 10'1" x 12'11" (3.09 x 3.95m)



Carpet to floor, UPVC double glazed window to rear elevation, Radiators, Light fitting, sockets and switches.

### Shower Room 8'2" x 5'3" (2.50 x 1.61)



UPVC double glazed window to side elevation, slate effect flooring. Large shower enclosure with mains powered shower. Vanity basin, close couple WC, heated towel rail and extractor.

### Bedroom 3 7'8" x 12'0" (2.35 x 3.67m)



Carpet to floor, UPVC double glazed window to rear elevation, Radiators, Light fitting, sockets and switches.

### Stairs / Landing

Carpet to floor, door off to:

### Attic Room 8'7" x 14'5" (2.64 x 4.40m)



Carpet to floor, rooflights, spotlights and storage in eaves.

### Externally

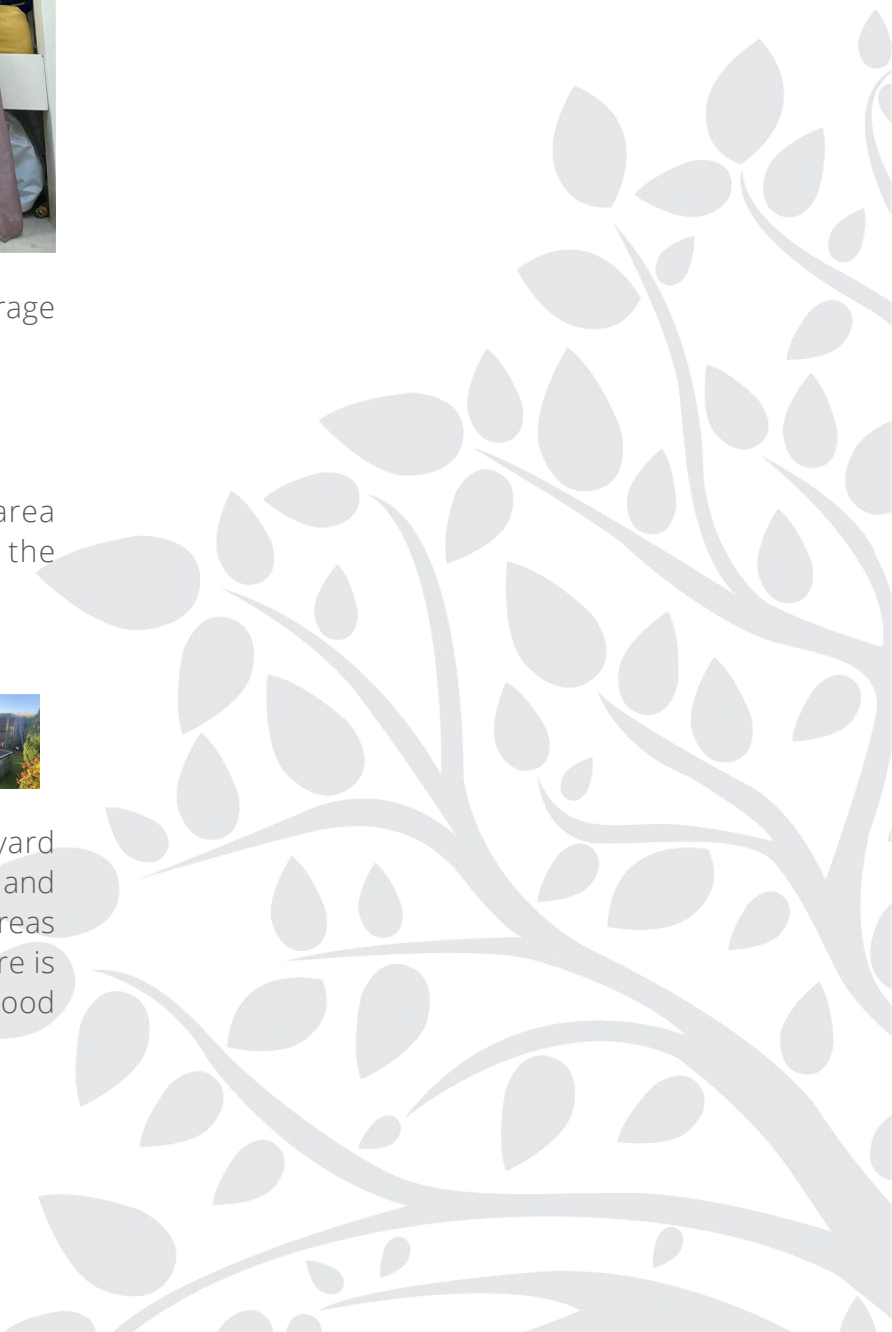
#### Front

To the front of the property is a gravelled area with a mature shrub and a path leading to the front door, all bounded by a brick wall.

#### Rear



To the rear of the property there is a courtyard area, a driveway leading to a detached garage and a spacious lawned area with various seating areas to make the most of the stunning views. There is also a spacious wooden garden room and wood store.

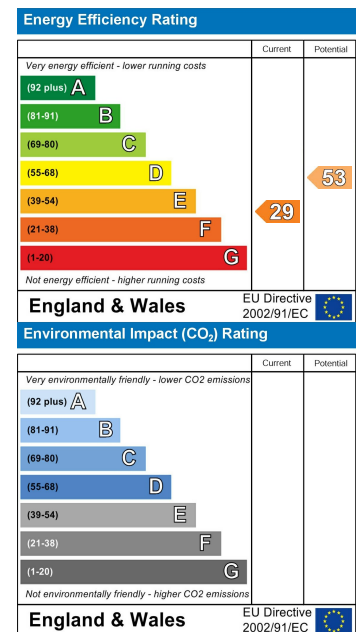


## Floor Plan

## Area Map



## Energy Efficiency Graph



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