

# EGERTON ESTATES



## **Springfield Rhianfa, Tyn-Y-Gongl, LL74 8RA**

**Offers In The Region Of £395,000**

**UNDER OFFER** An immaculate detached three bedroom dormer style property, situated in a quiet and peaceful location backing onto open farmland and with the benefit of spacious and very well tended gardens. Modernised and upgraded over recent years, and with a conservatory extension to the rear. Springfield features a spacious living room which opens onto the conservatory which overlooks the rear garden and fields. The modern kitchen/dining room has an adjacent utility and w.c while there is also a ground floor double bedroom with fitted wardrobes and a refitted shower room. To the first floor there are two double bedrooms one with a shower as well as ample eaves storage. Off road parking, former garage now utility/workshop, and spacious and very well tended rear garden. Gas central heating, pvc double glazed and recently re-roofed.

### **Entrance Porch**

With pvc double glazed entrance door and side panel, tiled floor. Inner door to:

### **Hallway**

With timber laminate flooring (extending into the living room), dog-leg staircase to the first floor with cloak cupboard under, radiator, telephone connection.

### **Living Room 14'0" x 13'10" (4.29 x 4.23)**

A spacious and very light room with two side windows and a wide rear patio door opening onto the conservatory and giving a fine outlook over the rear garden and adjoining fields. Modern style timber surround fireplace with light marble inlay and hearth and with a fitted electric fire. Coved ceiling with pendant light, light timber flooring, radiator, t.v connection.

### **Conservatory 10'7" x 9'8" (3.24 x 2.96)**

Enjoying a fine southerly outlook over the garden and fields, having a double glazed surround to three sides as well as double opening doors to the rear patio area. Tiled floor, radiator.

### **Kitchen/Dining Room 14'9" x 9'10" (4.50 x 3.01)**

Having been upgraded with a range of modern base and wall units in a sandstone finish with contrasting worktop surfaces and tiled surround. Integrated ceramic induction hob with concealed extractor over and double oven under. Integrated fridge and recess for a slimline dishwasher (included). Stainless steel sink unit under a wide rear aspect window enjoying a fine outlook over the garden, light timber flooring, ample space for a dining table with nearby radiator.

### **Side Hall**

With quarry tiled floor to the rear garden, access to:

### **Utility Room 5'1" x 4'10" (1.55 x 1.48)**

With quarry tiled floor, wall shelving, power points and room for a freezer.

### **Cloakroom**

With w.c, wash basin, quarry tiled floor and half tiled walls.

### **Bedroom One 11'0" x 10'10" (3.36 x 3.32)**

With full length range of mirror fronted fitted wardrobes with hanging rails and shelving giving excellent storage. Timber laminate flooring, front aspect window with radiator under.

### **Bathroom 7'2" x 6'6" (2.19 x 2.00)**

Having been re-fitted to include a spacious corner shower enclosure with glazed doors, and twin head thermostatic shower control. Wash basin in a wall hung vanity unit with large mirror over. W.C, slate grey tiled floor and fully panelled walls, tall towel radiator.

### **First Floor Landing**

With linen cupboard, hatch to the roof space.

### **Bedroom Two 12'5" x 12'0" (3.80 x 3.67)**

Having a full height unit to include a shower cubicle with glazed door and electric shower control. Wash basin with large mirror over, fitted wardrobe and dressing table. To the opposite side is a door to a spacious eaves storage area, being floored and with light provided. Rear aspect window enjoying a fine rural outlook over farmland and with radiator under.

### **Bedroom Three/Study 20'1" x 12'11" (both max) (6.13 x 3.95 (both max))**

Being 'L' shaped with a spacious bedroom space with fitted wardrobe to eaves. Study area with fitted desk space and power points,. Front aspect window with radiator under.

### **Outside**

Situated at the end of the estate, a private drive gives off road parking for two cars and gives access to the garage. Spacious low maintenance gravelled front garden area with flower border. To the rear is a very well maintained and spacious garden area which enjoys a sunny southerly outlook over adjoining farmland. To the immediate rear is a patio area which leads to a spacious and generally level lawned garden with a wealth of shrubs, and flowers to the borders. To the bottom of the garden is a vegetable plot with greenhouse and garden shed (electricity provided)

### **Former Garage 16'6" x 9'5" (5.05 x 2.88)**

Now used as a utility room and workshop with space for a washing machine and dryer with worktop over. Further fixed workbench with ample shelving and to include a stainless steel sink unit with hot and cold supply. 'Worcester' propane gas central heating boiler, electric roller door and internal door to the house.

### **Services**

Mains water, electricity and drainage. Propane gas central heating system from 'village supply'.

### **Tenure**

Understood to be freehold which will be confirmed by the vendor's conveyancer.

### **Council Tax**

Band D

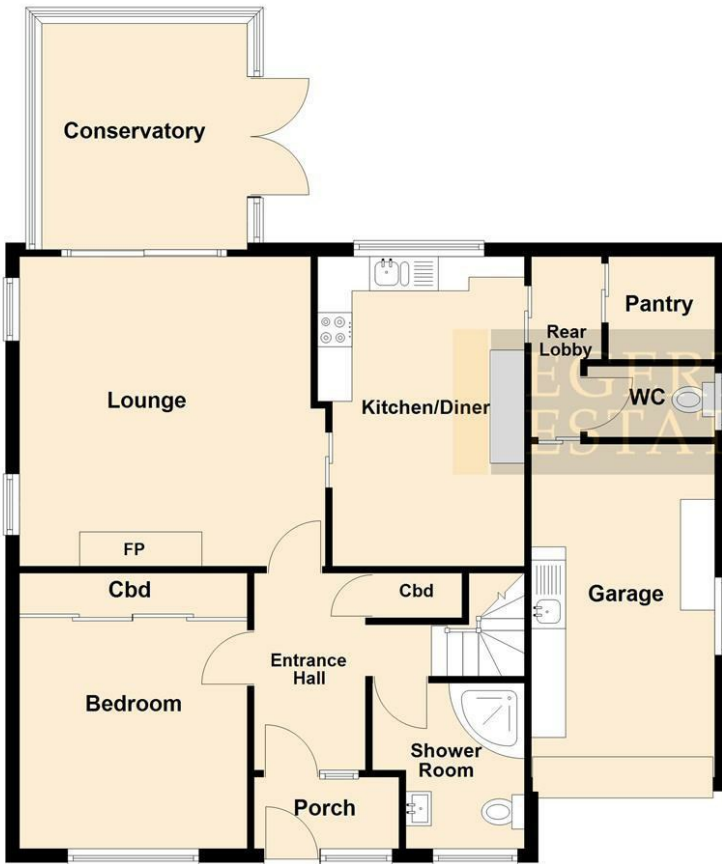
### **Energy Performance Certificate**

Band E

# Floor Plan

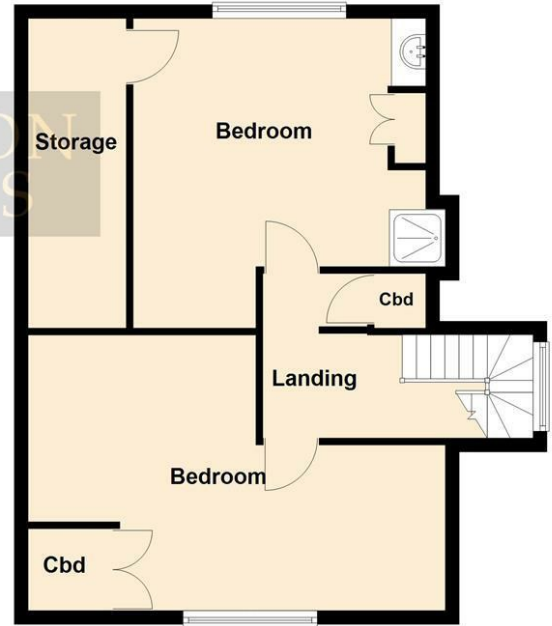
## Ground Floor

Approx. 94.8 sq. metres (1020.0 sq. feet)



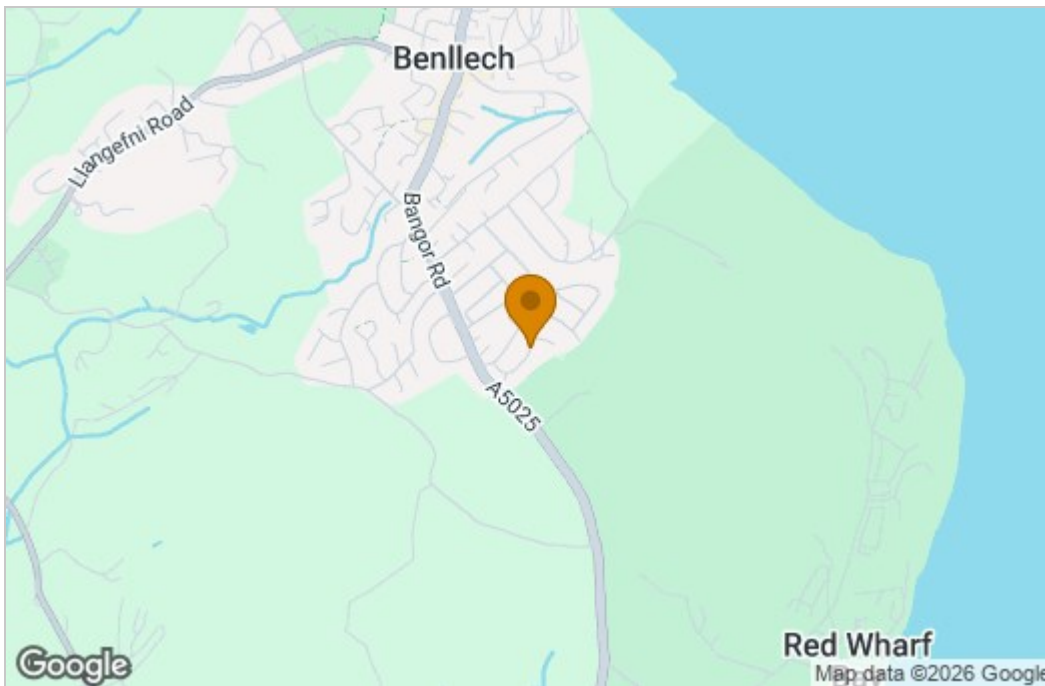
## First Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



Total area: approx. 148.1 sq. metres (1594.2 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	56
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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