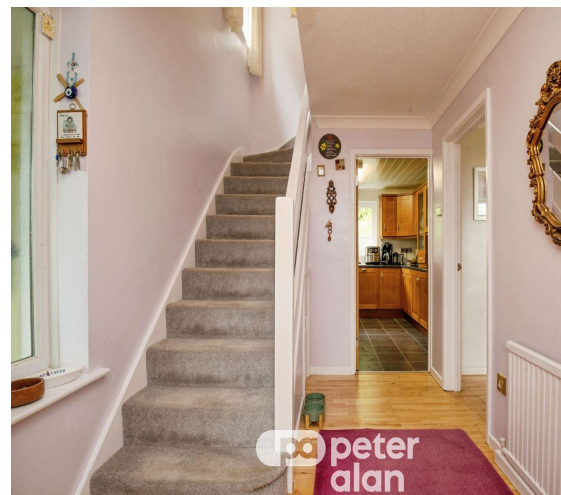




Brynheulog, Griffithstown

£460,000

- Spacious three-bedroom detached home with two bedroom self-contained annex
- Generous and versatile living accommodation
- Modern fitted kitchens with separate utility area
- Double integral garage
- Large west-facing rear garden
- Driveway providing parking for three or more
- Spacious lower floor room which can be used as office/gym reception room etc

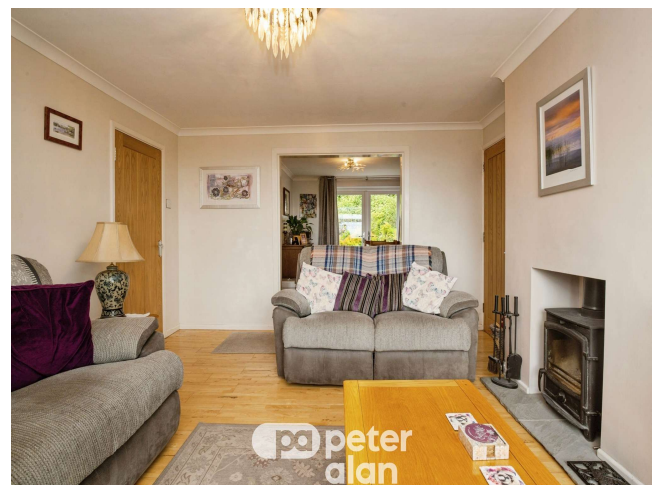


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 EPC: C. Council Tax:C



About the property

Spacious detached three- bedroom home with a two-bedroom annex (for dependent relative use only), set on one title with separate council tax bands. Offering flexible living, driveway, garage and a west-facing garden. Ideally located near amenities, schools and transport links. A must view.





Accommodation

Rooms And Measurements

INTERNAL

Ground Floor:

Entrance Hallway - (4'7 x 4'2),

Lounge - (14'8 x 12'6)

Dining Room - (11'1 x 9'7)

Kitchen - (11'1 x 9'10)

Cloakroom WC

First Floor

Bedroom One - (14'8 x 8'10)

Bedroom Two - (11'11 x 11'2)

Bedroom Three - (9'5 x 8'10)

Family Bathroom

ANNEX

Ground Floor:

Lounge - (19' x 16'5)

First Floor

Lounge - (15'3 x 9'10)

Kitchen - (12'1 x 10'6)

Cloakroom WC

Second Floor

Bedroom One - (12'11 x 11'9)

Bedroom Two - (13'11 x 9'8)

Bathroom

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan

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.

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