



Cae Is Maen, offers in excess of £140,000

- Three Bedroom Semi Detached Home
- Modern Throughout
- Three Generous Sized Bedrooms
- Rear Enclosed Garden
- EPC Rating: D



 3  1  1



About the property

Situated in a convenient and sought-after location, this beautifully presented three-bedroom semi-detached property offers stylish, modern living throughout and is an ideal purchase for first-time buyers, growing families, or those looking to upsize.

Upon entering the property, you are welcomed into a spacious and bright living room, creating the perfect space to relax and unwind. The living area flows seamlessly into the contemporary fitted kitchen along with a modern family bathroom. offering an ideal layout for everyday family life as well as entertaining guests.

To the first floor, the property boasts three generous-sized bedrooms, all finished to a high standard. Externally, the home benefits from an enclosed rear garden, providing a fantastic outdoor space for relaxing, children's play, or summer entertaining.

Ideally positioned close to a range of local amenities and excellent public transport links, this fantastic home also offers easy access to nearby schools and commuter routes. Early viewing is highly recommended to fully appreciate everything this modern family home has to offer.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



Accommodation

Hallway

Lounge

16' 4" x 11' 4" (4.98m x 3.45m)

Kitchen

14' 6" x 11' 10" (4.42m x 3.61m)

Shower Room

8' 9" x 4' 8" (2.67m x 1.42m)

Bedroom One

19' 9" x 12' 10" (6.02m x 3.91m)

Bedroom Two

10' 5" x 10' 4" (3.17m x 3.15m)

Bedroom Three

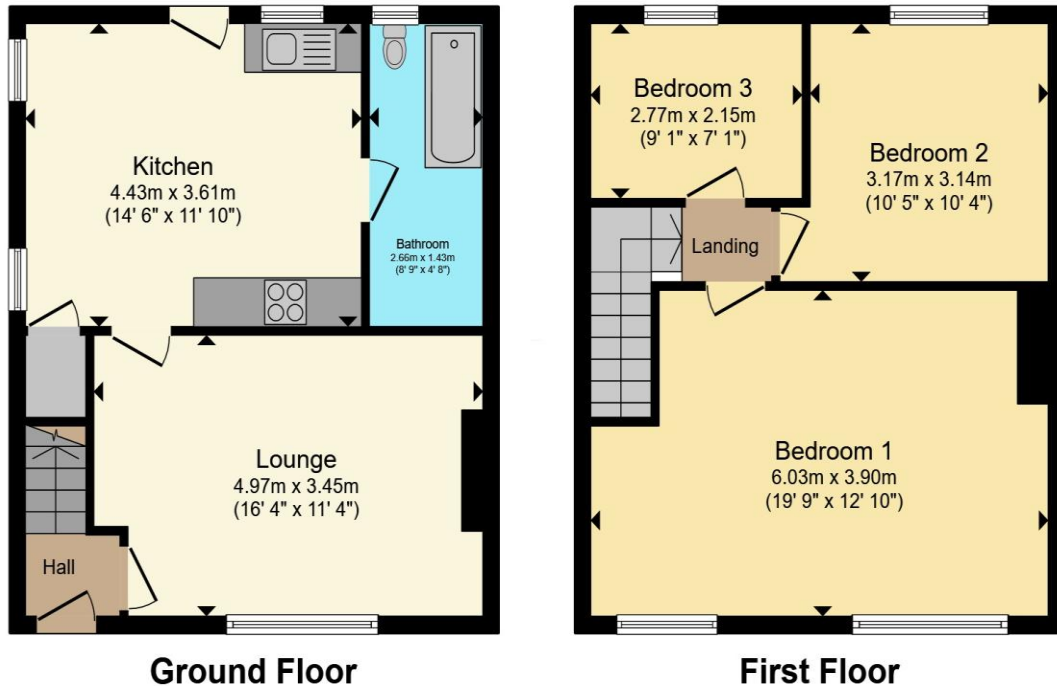
9' 1" x 7' 1" (2.77m x 2.16m)

Landing

01792 798201

morrison@peteralan.co.uk

Floorplan



Total floor area 87.7 m² (944 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

