

Tudor

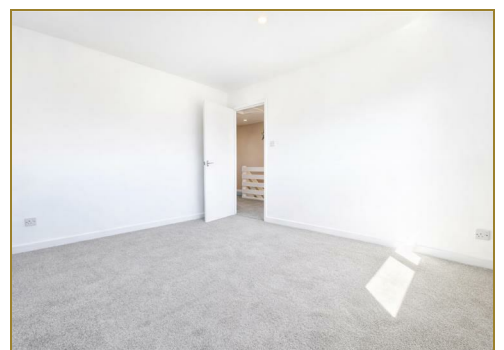
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Blodau Glas, 3 Y Ddol, Edern, LL53 6JA

£255,000

- 3 Bedroom Home
- Garage & Garden
- Popular Residential Area
- Off Road Parking
- Newly Fitted Carpets
- Close to Amenities, Park & School



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Tudor Estate Agents are pleased to present this spacious and well-maintained three bedroom family home, ideally situated in the sought-after village of Edern.

The property has been recently redecorated throughout, offering a fresh and modern feel, and benefits from brand new carpets, making it ready for immediate occupation. Internally, the home provides generous living accommodation, perfect for family life and briefly comprises of the following: Entrance Hall. Cloakroom. Living Room. Kitchen Diner. Three Bedrooms. Bathroom.

Externally, the property boasts a private garden, a garage, and off-road parking, providing both convenience and additional storage.

Located just a short walk from the local school, park and a range of village amenities, the property is also within easy reach of two popular dining establishments, making it an ideal setting for families and those looking to enjoy village living with everything close at hand.

GROUND FLOOR

Hall

Cloakroom

Wash basin and low level WC.

Lounge 16'11 x 16'8 (5.16m x 5.08m)

Maximum measurements 'L' shaped room. Radiator. Two wall lights. Door to:

Kitchen/Dining 19'7 x 9'6 (5.97m x 2.90m)

Modern kitchen units incorporating single drainer stainless steel sink unit. Plumbing for dishwasher. Integral cooker and hob. Filter hood over. Tiled floor. Understairs cupboard. Two radiators. Sliding patio door to garden.



FIRST FLOOR

Landing

Cylinder cupboard with pre-lagged cylinder.

Bathroom 8'6 x 5'7 (2.59m x 1.70m)

Panelled bath. Pedestal wash basin. Low level WC. Tiled walls. Radiator.

Rear Bedroom 10'9 x 13'6 (3.28m x 4.11m)

Radiator. Views

Front Bedroom 10'8 x 12'5 (3.25m x 3.78m)

Radiator.

Front Bedroom 8'7 x 8'9 (2.62m x 2.67m)

Radiator.

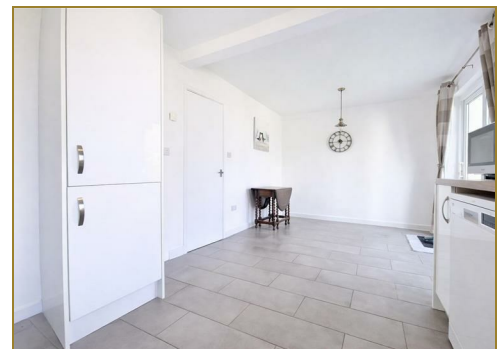


OUTSIDE

Front garden with parking area. Lawn rear garden with oil tank.

Garage 9'9 x 26'10 (2.97m x 8.18m)

With plumbing for washing machine. Oil boiler for central heating and hot water. Up and over door. Service door to the rear.



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SERVICES

We understand that mains water, electricity and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

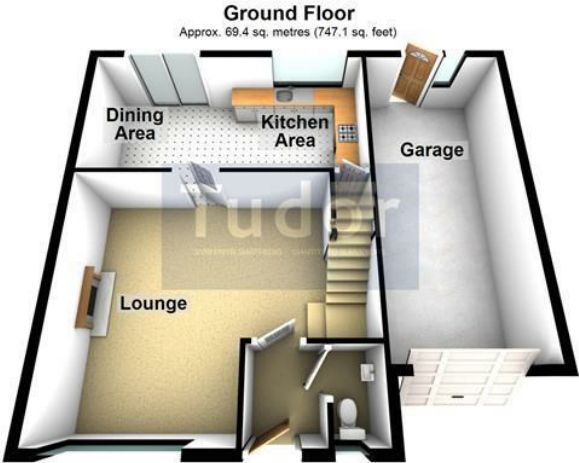
We understand that the property is freehold with vacant possession available on completion.



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Total area: approx. 117.8 sq. metres (1268.4 sq. feet)
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Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Worst	Very environmentally friendly - lower CO ₂ emissions	Current	Worst
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

Energy Efficiency Rating: 87
Environmental Impact (CO₂) Rating: 39



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