



## Clos Yr Ael, ##Invalid offers in the region of £210,000

- Off Street Parking For 2 Cars
- Modern Standard Throughout
- Quiet Cul-De-Sac Location
- EPC Rating: C





## About the property

Presenting an immaculate three-bedroom semi-detached house for sale, ideally situated in a highly sought after location with excellent public transport links. This beautifully presented property is well-suited for both first time buyers and families seeking a modern and comfortable home. Upon entering the house, you are greeted by a bright and spacious open-plan reception room, thoughtfully designed to offer a welcoming atmosphere for relaxing and entertaining guests. The open-plan layout allows natural light to flow seamlessly throughout the living space, creating an airy and inviting environment. The modern kitchen is equipped with a functional breakfast area—perfect for casual family meals or morning coffee. Its practical design ensures both style and functionality, catering to the needs of a busy household.

Offering three generous bedrooms, the property comprises two double bedrooms and one single bedroom. These versatile bedrooms provide flexibility for growing families, accommodating children, guests, or even a home office.

Two well-appointed bathrooms enhance the convenience and comfort of daily living, serving the needs of both residents and guests. The property also benefits from the inclusion of off-street parking, a highly coveted feature that offers security and ease for vehicle owners. Located in a prime residential area, this home gives swift access to public transport networks, ensuring commuting and travel are effortless.



## Accommodation

### **Bedroom One**

9' 2" x 13' 3" ( 2.79m x 4.04m )

### **Bedroom Two**

7' 9" x 11' 9" ( 2.36m x 3.58m )

### **Bedroom Three**

7' 4" x 8' 7" ( 2.24m x 2.62m )

### **Bathroom**

6' 4" x 6' 4" ( 1.93m x 1.93m )

### **Lounge**

12' 2" x 14' 6" ( 3.71m x 4.42m )

### **Kitchen**

7' 3" x 10' 6" ( 2.21m x 3.20m )

### **Dining Room**

8' 3" x 10' 6" ( 2.51m x 3.20m )

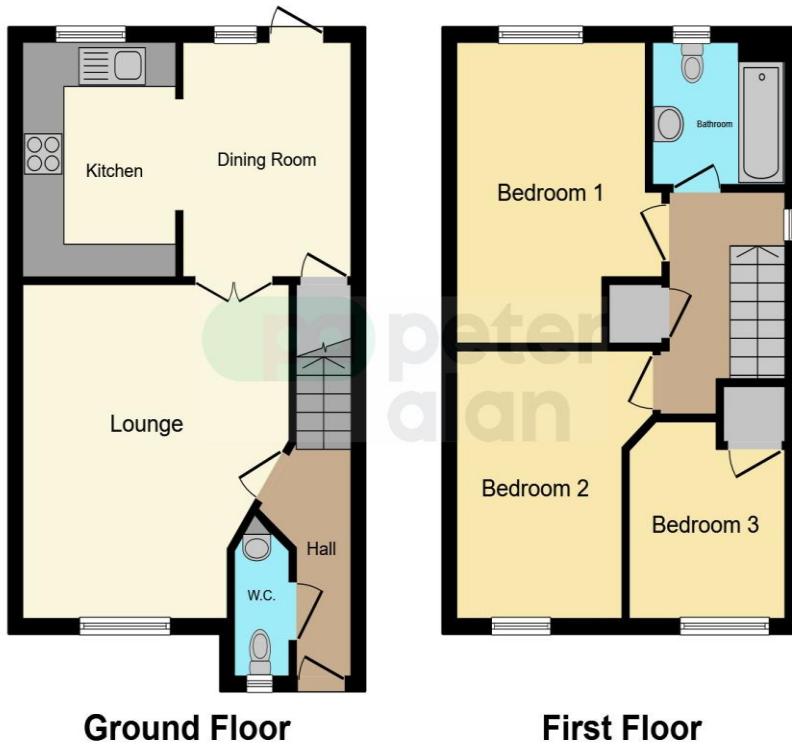
### **Wc**

2' 6" x 7' 1" ( 0.76m x 2.16m )

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## Floorplan



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.focalagent.com](http://www.focalagent.com)

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