



## Ffordd Taliesin, offers over £290,000

- Council Tax Band E
- Two spacious reception rooms
- Rural views
- Bifold doors from the lounge to the garden
- Private driveway
- Large wrap-around garden with ample outdoor space
- Freehold three-bedroom home



 3  3  2



## About the property

Welcome to the market Ffordd Taliesin. This impressive and contemporary three-bedroom freehold property on Ffordd Taliesin offers an excellent blend of style, space, and practicality. Modern throughout, the home features a spacious lounge and separate dining room, perfect for family living and entertaining. The sleek lounge opens onto the outdoor space through elegant bifold doors, creating a seamless connection between indoor and outdoor living.

The property benefits from a convenient downstairs WC, a full family bathroom upstairs, and a bright, functional layout. Outside, the generous garden wraps around the house, providing multiple seating areas, excellent privacy, and plenty of space for children, pets, or outdoor dining. A private driveway and both front and rear gardens further enhance the appeal of this superb home.

Ideal for families or buyers seeking a stylish and spacious property in a desirable residential area.



## Accommodation

### Lounge

15' 3" x 10' 11" ( 4.65m x 3.33m )

### Dining Room

8' 8" x 8' 7" ( 2.64m x 2.62m )

### Bedroom One

11' 10" x 8' 11" ( 3.61m x 2.72m )

### Bedroom Two

11' 2" x 7' 9" ( 3.40m x 2.36m )

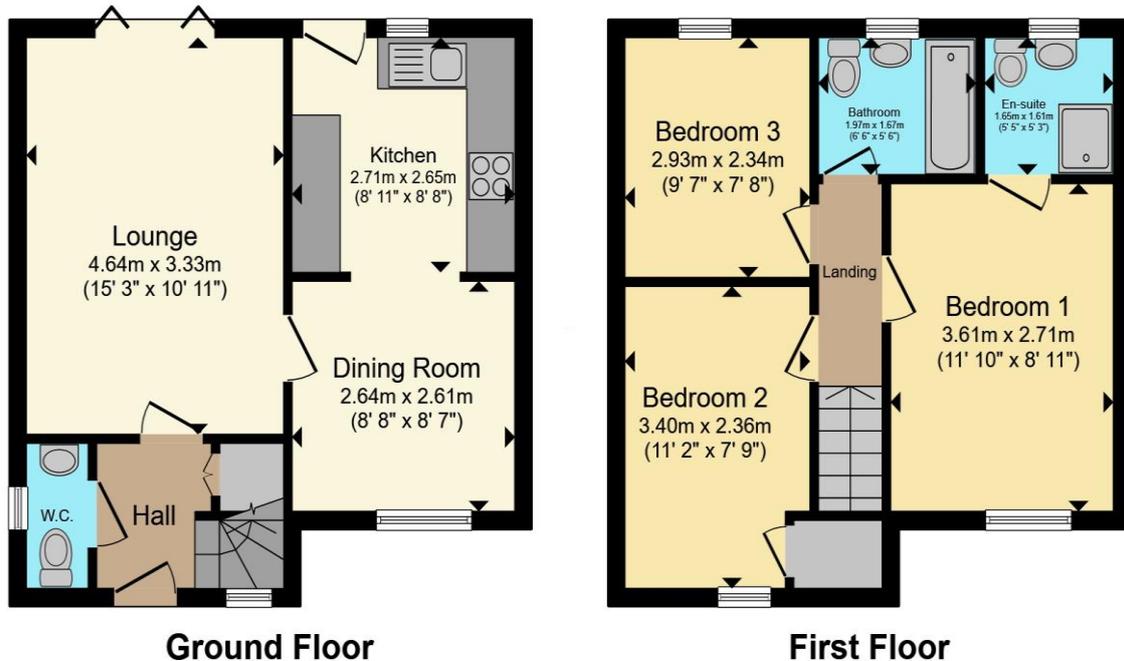
### Bedroom Three

9' 7" x 7' 8" ( 2.92m x 2.34m )

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## Floorplan



Total floor area 73.3 m<sup>2</sup> (789 sq.ft.) approx

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