



Maes Cantref, offers in excess of £475,000

- 1 1/2 sized garage with heavy-duty, free standing storage system
- Electric garage door
- Two miles from train station
- 25K of Charles Church house upgrades
- 6K further upgrades including patio and garden
- Alarm system including garage
- Grey powder coated pergola with



 5  2  2



About the property

We are delighted to present to the market this immaculate detached property. This superb residence boasts a certain elegance that immediately sets it apart. With five bedrooms, four of which are double rooms, one smaller bedroom which is currently used as an office, and two well-appointed bathrooms, this house is ideally suited for families. The accommodation also includes two comfortable reception rooms, providing ample space for relaxation or entertaining guests. The property includes a modern kitchen, fitted with state-of-the-art appliances, conveniently offering a utility room for additional storage and functionality. The kitchen further benefits from sophisticated granite countertops and an abundance of natural light. An adjoining dining space allows for casual meals and family gatherings, adding to the home's sociability and warmth. Unique features of this property consist of a garage and ample parking space for several vehicles, a feature that underscores the practicality of this home. A beautifully maintained garden enhances the property's exterior, providing a peaceful outdoor retreat that aligns perfectly with the quiet and serene location.

Situated in a location that enjoys easy access to public transport links, nearby schools, local amenities, and green spaces, the property offers a balance of convenience and tranquillity. This is a home that truly caters to the needs of a modern family, offering a lifestyle that is both comfortable and peaceful.



Accommodation

Kitchen/Dining Room

20' 3" x 15' 7" (6.17m x 4.75m)

28' 1" x 12' 7" (8.56m x 3.84m)

Living Room

17' x 11' 1" (5.18m x 3.38m)

Dining Room

10' 2" x 9' 5" (3.10m x 2.87m)

Main Bedroom

14' 4" x 9' 8" (4.37m x 2.95m)

Bedroom Two

11' 4" x 9' 8" (3.45m x 2.95m)

Bedroom Three

11' 4" x 10' 1" (3.45m x 3.07m)

Bedroom Four

10' 8" x 8' 5" (3.25m x 2.57m)

Bedroom Five

8' 5" x 6' 5" (2.57m x 1.96m)

Garage

01443 222851

talbotgreen@peteralan.co.uk

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

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

