



35 Heol Pandy, Llangeinor

£190,000 Freehold

RECENTLY RENOVATED END OF TERRACE PROPERTY • OFFERED WITH NO ONGOING CHAIN • THREE BEDROOMS • TWO GOOD SIZED RECEPTION ROOMS OFFERING VERSATILE LIVING SPACE • MODERN FITTED KITCHEN • FOUR PIECE FAMILY BATHROOM • CLOSE TO BRYNGARW, CYCLE TRACK AND M4 ACCESS • OUTSTANDING VIEWS TO FRONT ASPECT OF BETTWS MOUNTAINS • FRONT & REAR GARDEN WITH SIDE ACCESS AND OUTBUILDING • A PROPERTY NOT TO BE MISSED, CALL TODAY TO BOOK YOUR VIEWING

DanielMatthew
ESTATE AGENTS



Recently renovated three-bedroom end terrace with mountain views, modern kitchen, flexible living space, no chain, close to cycle tracks, M4, schools, and shops. Move-in ready.

Council Tax band: B

Tenure: Freehold

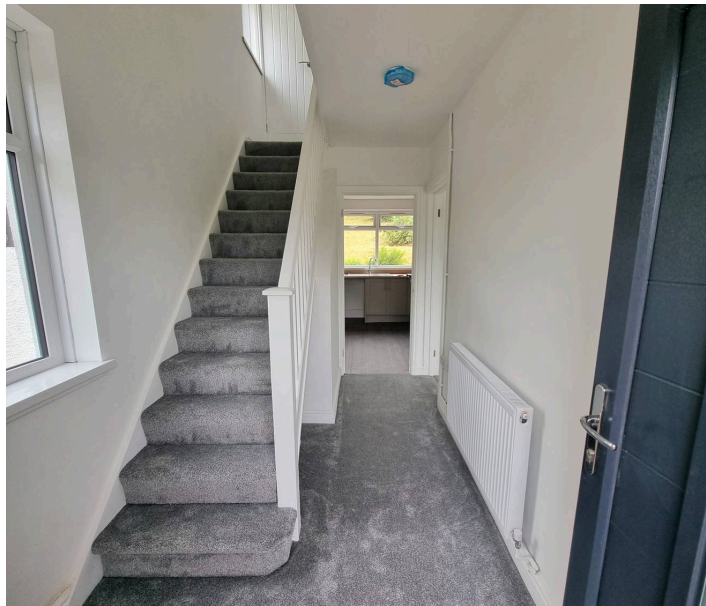
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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- › OFFERED WITH NO ONGOING CHAIN
- › THREE BEDROOMS
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Entrance Hallway

Enter via Composite obscured door into bright and welcoming entrance hallway, recently refurbished throughout, comprising UPVC double glazed window to side aspect, plastered ceiling, plastered walls, fitted carpet, radiator, doors leading into Lounge and Kitchen, Staircase leading to first floor with understairs storage.

Lounge

13' 3" x 11' 9" (4.03m x 3.59m)

A spacious Lounge comprising UPVC double glazed window to front aspect with beautiful views of Bettws Mountain, plastered ceiling, plastered walls, fitted carpet, radiator.

Kitchen

10' 10" x 8' 11" (3.31m x 2.73m)

Modern & Sleek Kitchen comprising, UPVC double glazed obscured door leading to side garden access, Two UPVC double glazed window to side and rear aspect, plastered ceiling with spot lights, plastered walls, wood effect vinyl flooring, a range of modern matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob and extractor hood, plumbing for washing machine, space under the stairs for fridge/freezer, wall mounted column radiator, door leading into reception room two.





Reception Room Two

10' 10" x 10' 8" (3.30m x 3.24m)

An versatile room which can be used as a dining room, play room, snug or home office, comprising UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

Landing

UPVC double glazed window to side aspect, plastered ceiling with loft access, plastered walls, fitted carpet, doors leading into all first floor rooms, airing cupboard housing boiler.

Family Bathroom

8' 5" x 7' 8" (2.56m x 2.33m)

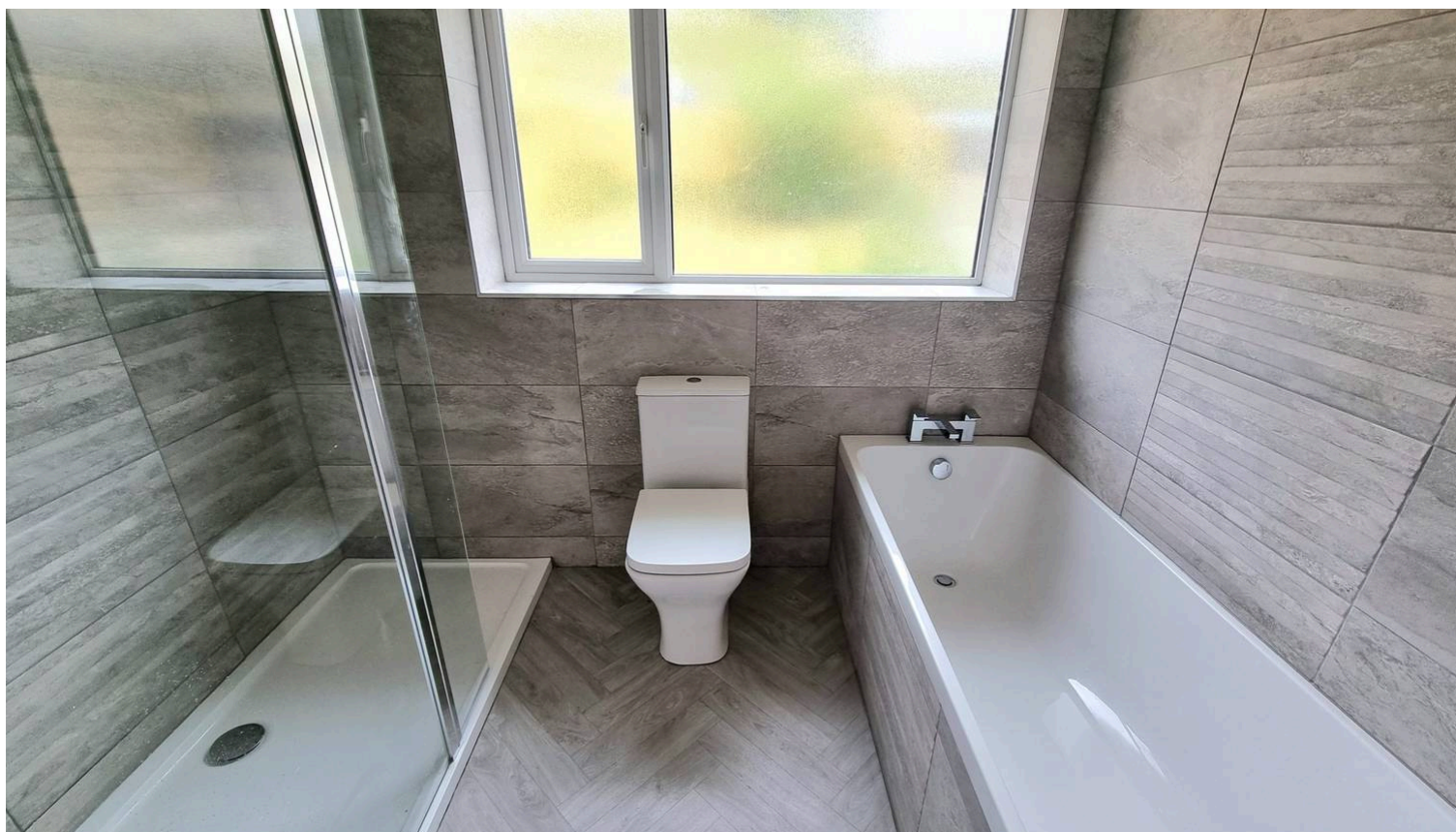
A modern fitted four piece family bathroom, comprising UPVC double glazed obscured window to rear aspect, plastered ceiling with spot lights, tiled walls with extractor fan, vinyl flooring, four piece suite comprising low level WC, floating wash hand basin inset into vanity unit, tiled bath with mixer tap, double shower cubicle with mains overhead shower, chrome heated towel rail.



Bedroom One

11' 9" x 10' 8" (3.58m x 3.26m)

UPVC double glazed window to front aspect with outstanding views of Bettws mountain, plastered ceiling, plastered walls, fitted carpet, radiator.



Bedroom Two

15' 3" x 9' 7" (4.64m x 2.93m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator, built in storage cupboard.

Bedroom Three

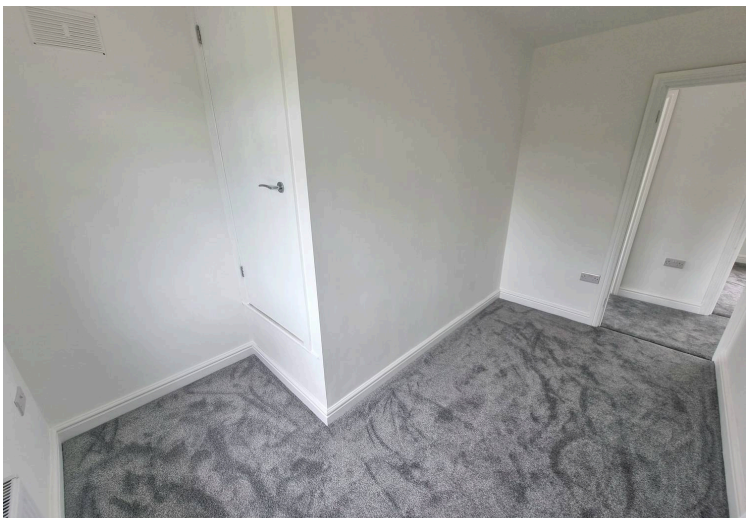
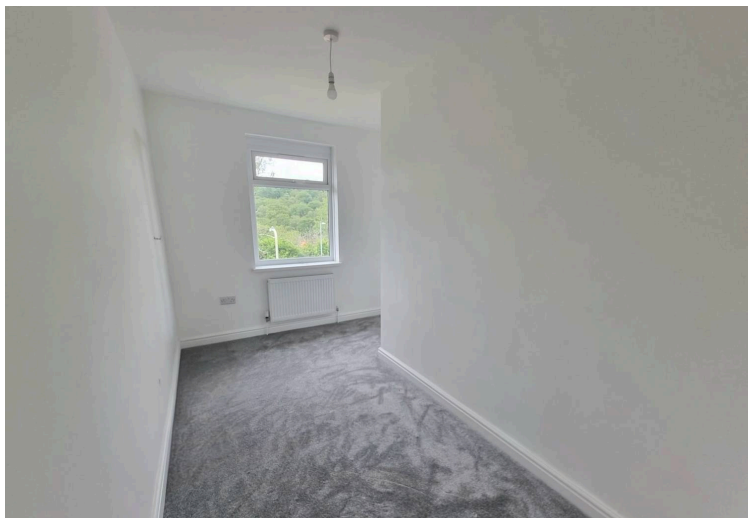
11' 9" x 5' 9" (3.58m x 1.75m)

UPVC double glazed window to front aspect over looking the beautiful Bettws mountain, plastered ceiling, plastered walls, fitted carpet, radiator, storage cupboard.

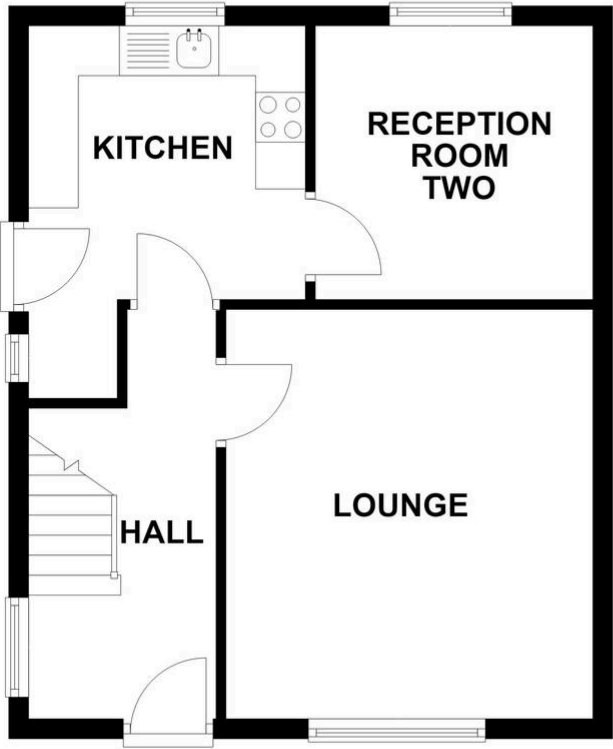
Garden

Front - Main brick boundary wall with steps leading up to front door, side access to outbuildings and rear garden. Mostly laid to lawn. Rear - An elevated rear garden which is mostly laid to lawn, fenced and brick boundaries with mature shrubs. To the side are three outbuildings, comprising of two block shed and WC.





GROUND FLOOR



FIRST FLOOR

