

Heol Hartrey,

£350,000

- COUNCIL TAX BAND - E-
- DRIVEWAY
- SOUTH FACING GARDEN
- SOUGHT - AFTER VILLAGE LOCATION
- CLOSE TO LOCAL AMMENITIES
- CLOSE TO TRAIN STATION
- NHBC WARRANTY REMAINING
- EPC Rating: B



3 3 1

peter alan

02920 703799

penarth@peteralan.co.uk



About the property

Beautifully presented three-bedroom semi-detached home in a sought-after village setting. Ideally located close to highly regarded schools, excellent transport links and a variety of local amenities, perfect for families and professionals.

Accommodation

Entrance Hallway

A welcoming and beautifully presented entrance hallway providing access to the ground floor accommodation, with stairs rising to the first floor and creating an impressive first impression upon entering the home.

W.C.

Conveniently located on the ground floor and fitted with a low-level WC and wash hand basin, providing a practical addition for family living and visiting guests.

Lounge

16' 3" max x 11' 11" max (4.95m max x 3.63m max)

A stylish and spacious room, thoughtfully designed for modern living. Filled with natural light, this elegant space offers the perfect setting for relaxation and entertaining alike.

Kitchen/Dining Room

15' 2" max x 10' 6" max (4.62m max x 3.20m max)

The heart of the home, this open-plan kitchen/dining room is fitted with a range of contemporary wall and base units complemented by quality work surfaces and integrated appliances. Offering ample

ntern









space for dining and socialising, with French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.

Landing

Providing access to all first-floor accommodation and loft space

Bedroom 1

11' 8" max x 8' 7" max (3.56m max x 2.62m max)

A generously proportioned double bedroom offering a peaceful retreat, with ample space for wardrobes and additional furnishings.

En-Suite

8' 6" max x 4' 7" max (2.59m max x 1.40m max)

A stylish and contemporary en suite shower room comprising a walk-in shower enclosure, wash hand basin and low-level WC. Beautifully finished with modern fittings and attractive tiling, providing a private and convenient facility to the principal bedroom.

Bedroom 2

10' 2" max x 8' 7" max (3.10m max x 2.62m max)

A well-appointed double bedroom enjoying a pleasant outlook and providing excellent accommodation for family members or guests, with views over the rear garden.

Bedroom 3

8' 11" max x 6' 2" max (2.72m max x 1.88m max)

A versatile third bedroom, ideal as a child's room, nursery, dressing room or home office to suit individual requirements.

Bathroom

6' 3" max x 5' 6" max (1.91m max x 1.68m max)

Beautifully finished with a contemporary suite comprising a panelled bath with overhead shower, wash hand basin and low-level WC.

Rear Garden A beautifully presented south facing rear garden designed with low maintenance in mind, comprising a generous patio seating area perfect for al fresco dining, an artificial lawn creating a neat and attractive finish throughout the seasons, and a practical storage shed. An ideal space for relaxing, entertaining and family enjoyment.

Front garden To the front of the property is a neat and well-maintained garden, enhancing the home's kerb appeal and providing an attractive approach to the entrance.

02920 703799
penarth@peteralan.co.uk

Floorplan



Ground Floor **First Floor**

Total floor area 76.5 m² (823 sq.ft.) approx

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.propertybox.io

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 fitments 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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 mortgages are not regulated.