



25 Gwern Gwynfael, Capel Llanilltern

£295,000 Freehold

An immaculately presented three bedroom, semi detached town house on the popular 'Parish' development. Entrance porch, open plan lounge/dining room, inner hallway, cloakroom/WC, and modern kitchen. To the first floor are two double bedrooms and family bathroom. To the second floor is an impressive master bedroom with spacious en-suite shower room. Beautifully landscaped rear garden. Driveway with parking for up to three cars. EPC

Rating: B

Council Tax band: E

Tenure: Freehold

Porch

Entered via a modern composite door, a welcoming porch. Radiator. Door into lounge/dining room.

Lounge/Dining Room

14' 2" x 12' 6" (4.33m x 3.82m)

A well presented family lounge/dining room. Radiator. Built in storage cupboard. UPVC window to front. Door into inner hallway.

Inner Hallway

Half turning staircase to first floor. Door into kitchen and cloakroom/WC.

Cloakroom

5' 9" x 4' 9" (1.74m x 1.44m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap and tiled splashback. Extractor fan. Radiator. 'LVT' flooring.

Kitchen

11' 2" x 7' 3" (3.40m x 2.22m)

Appointed along three sides, eye and low level cupboards beneath laminate work surfaces, stainless steel 1.5 bowl sink, integrated four ring gas hob and extractor hood, integrated single oven, integrated fridge/freezer and integrated washing machine. Additional fitted cupboards to one side. Cupboard housing 'Ideal' combi boiler. 'LVT' flooring. UPVC window to rear. Double French doors opening into the rear garden.

First Floor Landing

Radiator. Doors to all rooms. Quarter turning staircase to second floor.

Bedroom Two

12' 9" x 9' 2" (3.88m x 2.79m)

A second double bedroom. Radiator. Two UPVC windows to front.

Bedroom Three

12' 9" x 11' 2" (3.88m x 3.41m)

A third double bedroom. Radiator. UPVC window to rear.

Family Bathroom

6' 11" x 5' 11" (2.10m x 1.80m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap. Radiator. Tiled splashbacks. 'LVT' flooring. Extractor fan. Obscured glass window to side.

Second Floor Landing

Built in storage cupboard. Door to the primary bedroom.

Bedroom One

15' 3" x 9' 3" (4.66m x 2.81m)

A spacious primary bedroom. Dormer window to front. Radiator. Access to roof space. Door to en-suite.

Ensuite

9' 3" x 7' 5" (2.82m x 2.27m)

A light, spacious en-suite. Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, corner shower cubicle with chrome shower and glass sliding doors. Built in storage cupboard. Extractor fan. LVT flooring. Radiator. Tiled splashbacks. Skylight window to rear.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





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