Heol Pen Y Scallen,

offers over £270,000

- Semi Detached
- Double Bedrooms
- Garage
- Off Road Parking
- 2 Shower Rooms
- Great School Catchment Area
- Close to M4 Links
- Bus Routes Near
- EPC Ratina: C

3 2 2

peter alan

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About the property

A beautifully presented three-bedroom semi-detached family home, offering spacious accommodation, modern interiors, and a highly versatile layout. Ideally located within a popular residential area, this property is perfect for growing families, professionals, or anyone seeking generous living space with excellent local amenities nearby.

The ground floor comprises a welcoming entrance hallway, leading to a bright and airy living room featuring plenty of natural light and room for family relaxation. To the rear is a good sized dining room and kitchen, complete with ample worktop space and patio doors opening onto the garden—creating the perfect setting for entertaining.

Upstairs, the property boasts three well-proportioned bedrooms, including a spacious master bedroom, and a contemporary shower room finished to a high standard.

Externally, the enclosed rear garden offers an ideal space for families, outdoor dining, and summer enjoyment. To the front, a private driveway provides off-road parking, with additional on-street parking available.

Situated close to local schools, shops, transport links, and other everyday conveniences, this fantastic home ticks all the boxes for comfortable, modern family living.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Accommodation

Kitchen

11' 10" x 11' 3" (3.61m x 3.43m)
Dining Room

19' 1" x 9' 9" (5.82m x 2.97m)
Lounge

13' 3" max x 11' 10" max (4.04m max x 3.61m max)
Shower Room

Bedroom 1

11' 10" max x 10' 7" max (3.61m max x 3.23m max)
Bedroom 2

11' 1" max x 10' 7" max (3.38m max x 3.23m max)
Bedroom 3

7' 8" x 7' 6" (2.34m x 2.29m)
Shower Room

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Floorplan

Ground Floor **First Floor**

Total floor area 94.8 m² (1,020 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

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