



Heol Las, Birchgrove offers in the region of £240,000

- Semi Detached Four Bed Property
- Modern Throughout
- Fully Refurbished
- Two Bathrooms
- Generous Size Rear Garden
- Attic Room
- 1,353 sq ft (125.7m²) of Living Space
- EPC Rating: E



 3  2  2



About the property

Offered to the market in exceptional condition following a comprehensive full refurbishment, 448 Heol Las is a substantial semi-detached family home arranged over three floors and extending to approximately 1,353 sq ft.

Every room has been stripped back and rebuilt to a high standard, including full replaster, complete rewire, and a brand new central heating system with new boiler and sized radiators throughout.

On the ground floor, a welcoming entrance hall leads to a bright and spacious lounge/dining room - an ideal family living and entertaining space. To the rear, a brand new Wren Shaker style kitchen finished with calacatta marble effect worktop, integrated AEG dishwasher, Beko oven and composite sink provides a stylish and practical heart to the home, complemented by a second reception room of equal proportions. A stylishly tiled downstairs WC, finished with Victoria grey patterned tiles in a monochromatic design, completes the ground floor accommodation.

The first floor offers three well-proportioned bedrooms, with the master bedroom being particularly generous in size and a real highlight of the accommodation. The bedrooms are served by a beautifully



Accommodation

Hallway

Lounge/Dining Room

21' 8" x 10' 7" (6.60m x 3.23m)

Kitchen

12' 9" x 12' 2" (3.89m x 3.71m)

Reception Two

12' 6" x 12' 1" (3.81m x 3.68m)

Bedroom One

10' 4" x 15' 3" (3.15m x 4.65m)

Bedroom Two

11' x 9' 4" (3.35m x 2.84m)

Bedroom Three

11' 5" x 7' 8" (3.48m x 2.34m)

Landing

Family Bathroom

4' 4" extending to x 10' 8" (1.32m extending to x 3.25m)

Loft Room

14' 6" x 15' 3" (4.42m x 4.65m)

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Floorplan



Total floor area 125.7 m² (1,353 sq.ft.) approx

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