



46 Uwch Y Nant, Mynydd Isa - CH7 6YP

£350,000 Freehold

Step inside this beautifully presented home and you are welcomed by a stylish and practical entrance hall/utility space, thoughtfully designed with shaker-style units, wooden worktops and attractive wall panelling, creating a space that effortlessly combines everyday functionality with character. The property offers three well-proportioned bedrooms, with bedroom 1 benefiting from its own en suite shower room, while the additional rooms provide flexible space for family living, guests, a nursery or home office.

The heart of the home is the bright open-plan kitchen/diner, fitted with modern pale grey units, integrated appliances and wood-effect flooring, creating a sociable space ideal for cooking, dining and entertaining. A wide opening leads through to the light-filled living room, enhanced by an orangery-style roof, a contemporary media wall with electric fire and patio doors opening onto the rear garden.



Floor Plan

Floor area 106.6 sq.m. (1,147 sq.ft.)

Total floor area: 106.6 sq.m. (1,147 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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