



Heol Hartrey, offers in excess of £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  1  1



About the property

A beautifully presented three-bedroom semi-detached home situated in a sought-after village location. Ideally positioned close to well-regarded schools, excellent transport links and a range of local amenities, this is an ideal home for families and professionals alike.

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



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

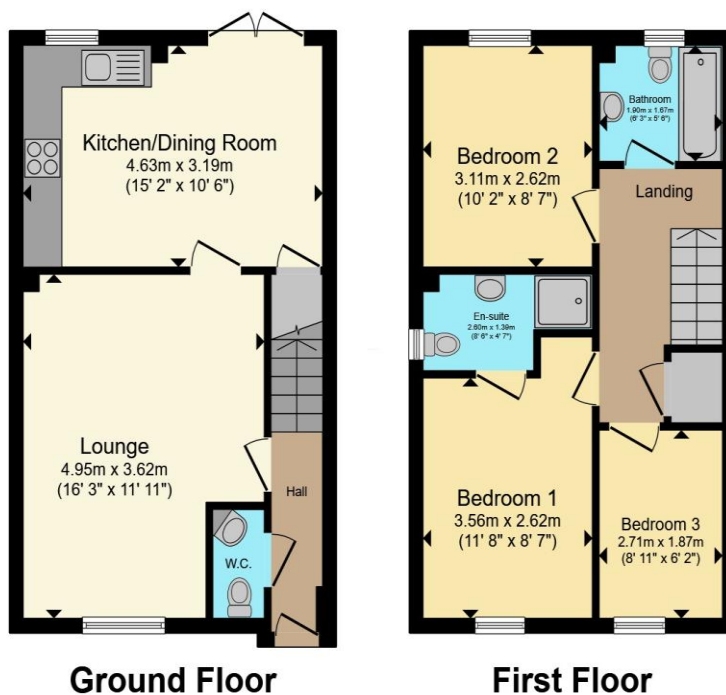
6' 3" max x 5' 6" max (1.91m max x 1.68m max)

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.

Floorplan



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

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