



## Heol-y-Felin, offers over £155,000

- Village of Heol Y Cyw with beautiful walks and scenery
- Off Street Parking
- Downstairs Cloakroom
- Council Tax Band C
- Ideally located within easy access to the M4
- EPC Rating: D



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## About the property

Situated in the quiet yet convenient village location of Heol-Y-Felin, Heol-Y-Cyw, this spacious three-bedroom semi-detached property offers well-proportioned accommodation ideal for modern family living with the added benefit of off road parking to the front.

The ground floor comprises a welcoming entrance hall, a useful downstairs cloakroom, a separate lounge and dining room providing generous living and entertaining space, and a fitted kitchen. The layout makes excellent use of space while maintaining clearly defined living areas.

To the first floor, there are three good-sized bedrooms along with the family bathroom, all offering comfortable proportions and plenty of natural light.

This property is particularly appreciated for its sense of space and practical layout, making it an ideal first-time buy or a fantastic family home. Conveniently located with easy access to local amenities and excellent M4 motorway links, the property combines a peaceful residential setting with superb connectivity.

Viewing is highly recommended to fully appreciate what this home has to offer.





# Accommodation

## Entrance Hall

**Lounge** - 14' 4" max x 11' 7" max ( 4.37m max x 3.53m

**Dining Room** - 11' max x 10' 2" max ( 3.35m max x 3.1

**Kitchen/Diner** - 15' 8" max x 6' 6" max ( 4.78m max x 2.0

**W.C.**

## First Floor

### Landing

**Bedroom One** - 12' 6" max x 11' 7" max ( 3.81m max x 3.53m

**Bedroom Two** - 11' 1" max x 10' 2" max ( 3.38m max x 3.1

**Bedroom Three** - 9' 6" max x 12' max ( 2.90m max x 3.66m

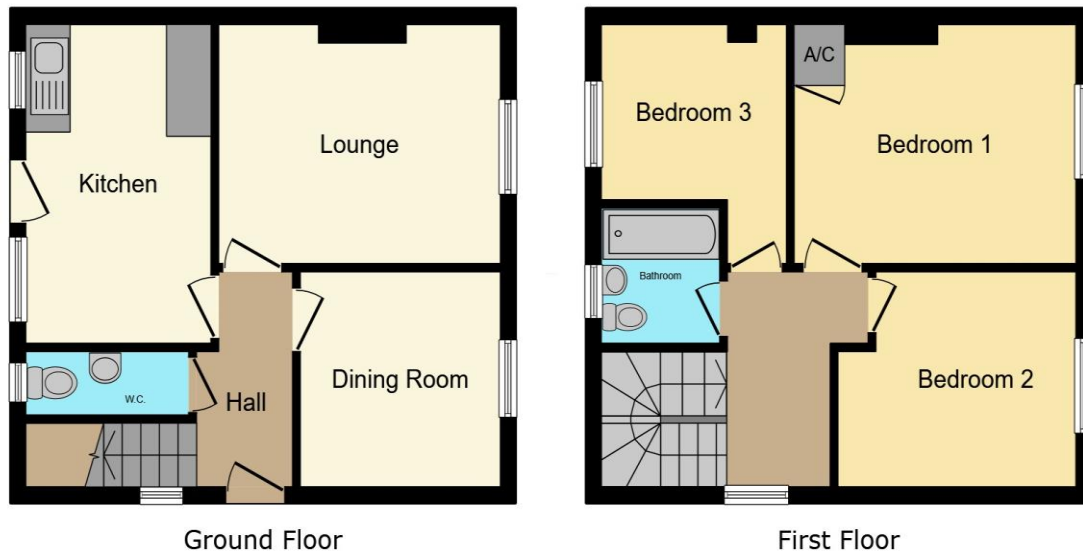
## Bathroom



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## Floorplan



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](http://www.Propertybox.io)

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