



## Comin Y Coed, £300,000

- No Ongoing Chain
- Immaculately Presented
- NHBC Warranty
- Drive Way With EV Charging
- Rear Garden With Views
- EPC Rating: B



 3  2  2



## About the property

An immaculately presented 3 bedroom detached house offered for sale with no ongoing chain. A tasteful time purchase or ideal for someone up-sizing/ down-sizing. Viewing is highly recommended to appreciate. Please call Peter Alan Talbot Green or request 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge

15' 5" x 9' ( 4.70m x 2.74m )

#### Cloakroom

Wash hand basin and w.c.

#### Kitchen/ Diner



16' 4" max x 13' 7" max ( 4.98m max x 4.14m max )

Boiler housed.

## First Floor

### Landing

Loft access - part boarded and airing cupboard.

### Bedroom 1

13' 1" max x 9' 1" max ( 3.99m max x 2.77m max )

Storage cupboard and door to;

### En-Suite

Shower unit, wash hand basin and w.c.

### Bedroom 2

12' 7" max x 9' 1" max ( 3.84m max x 2.77m max )

### Bedroom 3

9' 6" x 7' 6" ( 2.90m x 2.29m )

### Bathroom

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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