



Danygraig Drive, £340,000

- NEAR AMENITIES AND SCHOOLS
- BREAKFAST ROOM
- ATTIC SPACE FOR CONVERSION
- IN Y PANT CATCHMENT AREA
- CORNER PLOT
- LOCAL SURGERY AND HOSPITAL IN CLOSE PROXIMITY
- DOWNSTAIRS CLOAK ROOM
- EPC Rating: D



3 1 2



About the property

Situated in the sought-after area of Talbot Green, this attractive and well-proportioned home offers spacious accommodation ideal for families and professionals alike.

The property benefits from good-sized bedrooms, providing comfortable and versatile living space. The welcoming lounge features parquet flooring that also flows into the hall and dining area, adding character and warmth. A separate breakfast room gives that extra space perfect for everyday dining and family living also this area benefit from downstairs cloakroom.

Further advantages include excellent loft space, offering great storage potential or future development (subject to the necessary consents). Outside, the property enjoys well-kept gardens and a pleasant residential setting.

Conveniently located, the home is close to local schools and within easy reach of the shopping centre, along with transport links and local amenities, making it an ideal choice for modern living. Another advantage not to be missed would be the distance to local surgery and hospitals



Accommodation

Entrance Porch

10' 10" x 5' 8" (3.30m x 1.73m)

6' 4" x 5' 3" (1.93m x 1.60m)

Entrance Hall

14' x 6' 3" (4.27m x 1.91m)

Lounge

24' 1" x 12' 1" (7.34m x 3.68m)

Kitchen

25' 8" x 8' 1" (7.82m x 2.46m)

Breakfast Room

10' 7" x 10' 5" (3.23m x 3.17m)

Bedroom One

5' 6" x 3' 3" (1.68m x 0.99m)

Bedroom Two

13' 1" x 9' 6" (3.99m x 2.90m)

Bedroom Three

12' x 10' 2" (3.66m x 3.10m)

Bathroom

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Floorplan



Ground Floor



First Floor

Total floor area 149.7 m² (1,611 sq.ft.) approx

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