



Heol Tydraw, £285,000

- Detached
- NO CHAIN
- Front & Rear Garden
- Four Bedrooms
- Generous Plot
- EPC Rating: D



 4  1  2



About the property

Spacious Four-Bedroom Detached Home with front & rear garden, Garage & No Onward Chain!

Situated in a sought after residential area, this generously proportioned four-bedroom detached house presents a fantastic opportunity for buyers seeking space, privacy, and potential. Internally the property comprises entrance hall, lounge/diner, kitchen, conservatory, two bedrooms and bathroom to the ground floor. To the first floor are a further two bedrooms. To the front of the property is a garden with driveway to side leading to garage. To the rear is a generous sized garden offering a private aspect. Viewing is highly recommended - to book your appointment please call Peter Alan Porthcawl on 01656 771600 or book your appointment online 24/7 at www.peteralan.co.uk.



Accommodation

Lounge

18' max x 10' 1" max (5.49m max x 3.07m max)

Dining Room

7' 10" max x 10' 9" max (2.39m max x 3.28m max)

Kitchen

11' 1" max x 9' 1" max (3.38m max x 2.77m max)

Bedroom One

12' 1" max x 17' 1" max (3.68m max x 5.21m max)

Bedroom Two

10' max x 11' max (3.05m max x 3.35m max)

Bedroom Three

10' 10" max x 9' 1" max (3.30m max x 2.77m max)

Bedroom Four

11' 1" max x 10' 11" max (3.38m max x 3.33m max)

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved

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Floorplan



Ground Floor



First Floor

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

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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