



## **Glanddu Road, offers in excess of £180,000**

- Versatile loft room
- Detached outbulidng to rear garden with rear lane access
- Ground floor bathroom and first floor shower Room
- Sought-after residential location
- Functional, practical kitchen
- Three well-proportioned bedrooms
- Deceptively spacious



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## About the property

We are delighted to present this well-maintained three-bedroom terraced house, situated in the highly sought-after area of Fleur De Lis, Coed-Duon. This property offers excellent access to public transport links, making commuting and daily travel straightforward. Families will appreciate the proximity to reputable local schools and a wide range of amenities, adding further convenience to everyday living.

Internally, the house is presented in good condition, featuring two spacious reception rooms that offer versatile spaces for relaxation, entertaining, or family activities. The modern kitchen is complemented by well-proportioned living areas, creating a comfortable and practical environment. The home provides a thoughtfully designed layout with a conveniently located downstairs bathroom and an additional shower room to the first floor, catering for family needs and visiting guests alike.

Upstairs, the property comprises three generous bedrooms and a unique loft room, providing flexibility whether you require additional storage, a study, or a play area. The outbuildings at the rear of the property offer valuable extra space for hobbies or general storage.

Externally, the home benefits from secure rear lane access to the back garden, benefiting with a detached



## Accommodation

### Entrance Hallway

### Stairs To First Floor Landing

### Lounge

11' 8" Max x 9' 8" Min plus bay window recess ( 3.56m Max x 2.95m Min plus bay window recess )

### Dining Room

12' 1" x 11' 8" Max ( 3.68m x 3.56m Max )

### Kitchen

10' 8" x 8' 2" ( 3.25m x 2.49m )

### Bathroom

### First Floor Landing

### Bedroom One

13' 7" x 10' 4" ( 4.14m x 3.15m )

### Bedroom Two

8' 5" x 8' 5" Max ( 2.57m x 2.57m Max )

### Bedroom Three

9' 5" x 8' 2" Max ( 2.87m x 2.49m Max )

### Shower Room

### Stairs To Second Floor / Loft

### Loft Room

14' 1" Max x 11' 8" Max ( 4.29m Max x 3.56m Max )

### Outside

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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 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](http://www.focalagent.com)

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