



## **Ton Glas, offers in excess of £210,000**

- 3 Bedroom semi-detached
- Conservatory to the rear
- Front and Rear Gardens
- Council Tax Band B
- Beautifully presented throughout
- EPC Rating: D





## About the property

Welcome to this delightful three-bedroom semi-detached house, perfectly situated for easy access to public transport links, nearby schools, and a wealth of local amenities. Beautifully maintained and offered in good condition, this inviting home is ideal for first-time buyers and families looking to settle into a friendly neighbourhood.

Step inside to find a spacious reception room perfect for relaxing with loved ones or entertaining guests. The well-appointed kitchen/diner provides ample space for preparing your favourite meals and the added bonus of a Conservatory leading directly off the Kitchen. Upstairs, you'll find three comfortable bedrooms plus the family bathroom.

Enjoy the peace of mind that comes with moving straight into a home that has been cared for and thoughtfully maintained. With its excellent location, you can take advantage of nearby schools during the week and easily reach local shops, cafés, and parks at the weekend.

This charming property not only offers convenient living, but also the perfect opportunity to tailor it to your own style and taste. If you're searching for a property that strikes the right balance between comfortable family living and convenience, look no further—your new home awaits! Book your viewing today and experience all this lovely home has to offer.





## Accommodation

**Reception** - 18' max x 10' 5" max ( 5.49m max x 3.17m max )

**Kitchen/Diner** - 16' 4" max x 13' 3" max ( 4.98m max x 4.04m max )

**Conservatory** - 11' 6" x 7' 7" ( 3.51m x 2.31m )

### First Floor

#### Landing

**Bedroom One** - 11' 10" max x 10' 4" max ( 3.61m max x 3.15m max )

**Bedroom Two** - 11' 10" max x 10' 4" max ( 3.61m max x 3.15m max )

**Bedroom Three** - 8' 6" x 7' 4" ( 2.59m x 2.24m )

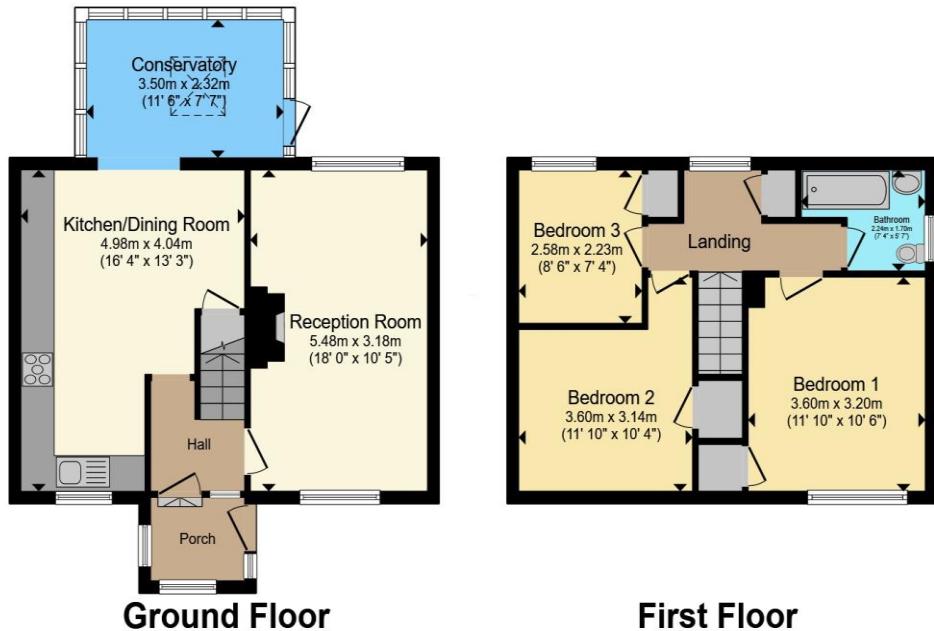
#### Bathroom

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## Floorplan



Ground Floor

First Floor

Total floor area 90.8 m<sup>2</sup> (977 sq.ft.) approx

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

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## Important Information

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