



51 Graham Avenue, Pen-Y-Fai

£300,000 Freehold

FOUR/FIVE BEDROOM DORMA BUNGALOW • GENEROUS PLOT WITH GARAGE • LOUNGE, DINING ROOM, STUDY/BEDROOM AND CONSERVATORY • STUDY/BEDROOM • DOWNSTAIRS BATHROOM AND EN SUITE SHOWER ROOM • KITCHEN/DINING ROOM • FOUR BEDROOMS • GARAGE WITH UP AND OVER DOOR • LOVELY PLOT AS SEEN IN THE AERIAL PICTURE • LOCATED IN THE VERY POPULAR VILLAGE OF PEN Y FAI

DanielMatthew
ESTATE AGENTS



Spacious 4/5 bed dormer bungalow in sought-after Pen Y Fai. Features lounge, dining room, conservatory, study/5th bed, en suite, garage, and modern kitchen. Great location, amenities, and schools.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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ENTRANCE

Bright and spacious entrance with access to ground floor rooms, plain ceiling, plain walls, laminate flooring, radiator and access to the staircase.

LOUNGE

UPVC double glazed window to front aspect, plain walls, radiator, laminate flooring, (fireplace behind stud wall).

DINING ROOM

Patio doors to rear aspect, plain walls, feature paper wall, radiator, laminate flooring and access to the Conservatory.

CONSERVATORY

UPVC double glazed conservatory, side VC double glazed door, polycarbonate roof, plain wall, radiator, tile flooring.



STUDY/BEDROOM

UPVC double glazed window, plain walls, radiator, wooden flooring, (perfect office or bedroom).

KITCHEN/DINING ROOM

UPVC double glazed window to rear aspect, Range of wall and base units with complimentary worktop, stainless steel sink, space for a fridge/freezer/ and space for a free standing cooker, plain walls, panel ceiling, tile flooring, radiator and arch leading to a dining area with further storage and a side UPVC double glazed window.

BATHROOM

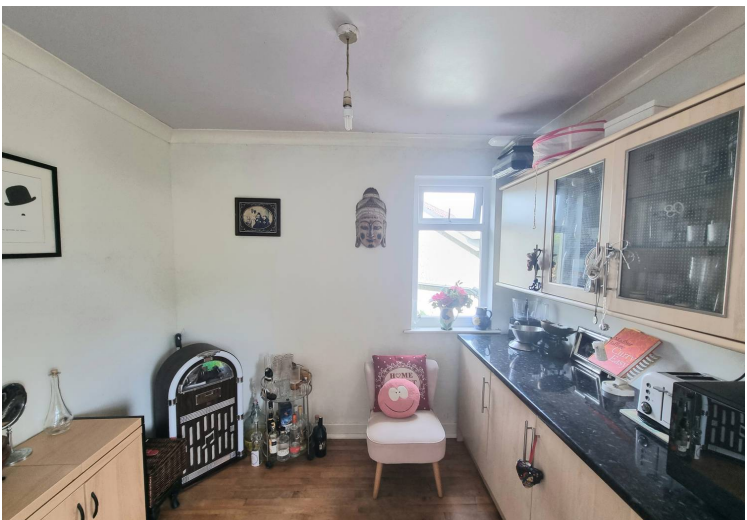
Three piece bathroom with a low level W/C, wash hand basin, panel bath, radiator, tile walls, tile flooring and a



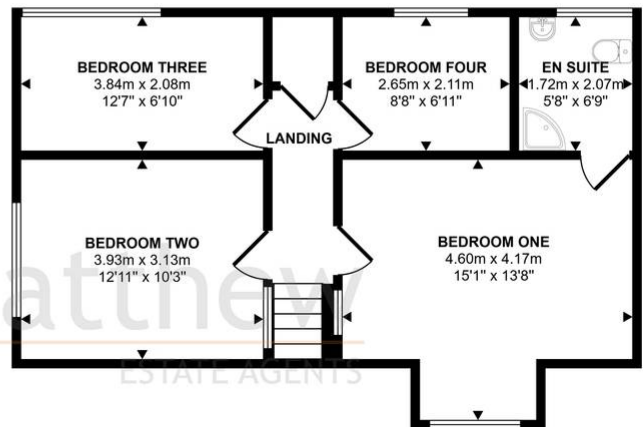
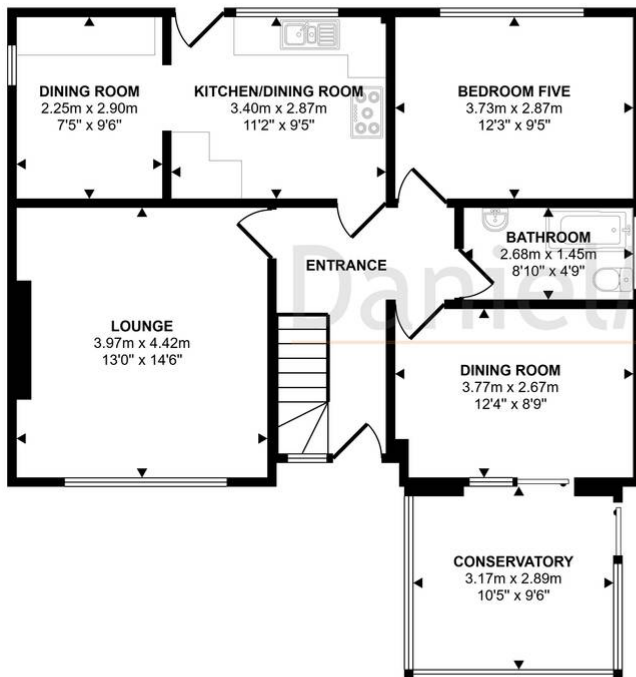
GARDEN

Generous plot with a front, rear and side gardens, two outbuildings with one benefiting power, light and water which houses the washing machine, second outbuilding has power and light and is perfect for extra freezers/fridges, mature trees, shrubs, pear tree, wall boundary with double gate access to the drive, versatile seating and relaxing areas, laid to lawn.





Approx Gross Internal Area
135 sq m / 1450 sq ft



First Floor
Approx 54 sq m / 582 sq ft

Ground Floor
Approx 81 sq m / 868 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

