



Pwll Yr Allt, Glan Y Nant

£260,000

- DETACHED PROPERTY
- THREE BEDROOMS
- DETACHED GARAGE
- GREAT ROAD NETWORKS AND TRANSPORT LINKS
- REAR ENCLOSED GARDEN
- EPC Rating: C



 3  1  2



About the property

Peter Alan are pleased to offer this attractive modern 3 bedroom detached house with detached garage which is set in a quiet cul de sac location.





Accommodation

Lounge

15' 9" x 10' (4.80m x 3.05m)
Carpeted flooring, smooth plastered walls, double glazed window to front aspect, French doors leading to rear enclosed garden

Dining Room

9' 4" x 8' 3" (2.84m x 2.51m)
Carpeted flooring, smooth plastered walls, double glazed window to front aspect

Kitchen

16' 3" x 7' (4.95m x 2.13m)
Vinyl flooring, fitted base and wall storage units, smooth plastered walls, stainless steel sink, double glazed window to rear aspect, access to rear garden

Bedroom One

11' 4" x 8' 10" (3.45m x 2.69m)
Double bedroom, carpeted flooring, smooth plastered walls, double glazed window to front aspect, En-suite

Bedroom Two

10' x 9' 10" (3.05m x 3.00m)
Double bedroom, carpeted flooring, smooth plastered walls, double glazed window to front aspect

Bedroom Three

7' x 6' 5" (2.13m x 1.96m)
Carpeted flooring, smooth plastered walls, double glazed window to rear aspect

Bathroom

vinyl flooring, part tiled walls, bath with shower over head, WC, handwash basin, double glazed window to rear aspect

Garden

Fully enclosed garden, patio area, steps leading to lawn

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Floorplan

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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