



Heol Estyn, Rhigos

For Sale

**Offers in the region of
£185,000**



RECENTLY RENOVATED THROUGHOUT
MASTER BEDROOM WITH EN-SUITE
OFF ROAD PARKING FOR MULTIPLE VEHICLES
HUGE VERSATILE GARAGE SPACE



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Property Description

T.Samuel estate agents are pleased to present this beautifully presented 3-bedroom semi-detached property, located on the peaceful street of Heol Esgyn in the sought-after area of Rhigos. The home has been recently renovated throughout to a high standard and offers a modern, homely feel.

The front garden is well-maintained with a lawn, and there is a driveway providing ample parking space for multiple cars. As you enter the property, the ground floor presents a spacious and welcoming layout. The kitchen is truly stunning, featuring high-gloss white cabinetry, complemented by warm wooden-style worktops. With sleek spotlights overhead and chic grey tiled walls, the kitchen feels both modern and inviting.

The open-plan lounge/diner is a stand out feature, exuding a contemporary, stylish vibe. The large, bright room feels incredibly modern, with a seamless flow between the lounge and dining areas, perfect for family life and entertaining guests. Big windows allow natural light to flood the room, enhancing its spacious, airy feel, while the French doors at the rear provide easy access to the garden and further add to the open, fluid layout. The room is finished with sleek, neutral tones, creating a versatile space that can easily be tailored to your own style.

Upstairs, you'll find three good-sized bedrooms. Bedroom 1, which was originally two separate rooms, has been knocked through to create a spacious master bedroom with a convenient en-suite toilet and hand basin. This large room offers the potential to be split back into two bedrooms, making it a versatile space. Bedroom 2 is another double, again flooded with natural light, and Bedroom 3 is a good-sized single room.

The rear garden is a real highlight, offering a huge space with mature shrubs and trees. To the side of the garden, the property enjoys stunning views of the Rhigos mountains, making this a perfect place to relax. Additionally, the property boasts a huge garage with electric shutters and electricity, offering endless possibilities—whether as a summer house, bar, or even an Airbnb conversion.

Overall, this is a beautifully modernised home with fantastic outdoor space, making it ideal for families and anyone looking for a peaceful yet well-connected location.

FRONT GARDEN

Lawn area. Drive that leads to rear garden and garage. Off-road parking for multiple vehicles.

ENTRANCE HALLWAY 3.32 x 0.92

Smooth white emulsion ceiling. Wallpapered walls. Stylish white tiles laid on floor. Radiator. Doors leading to kitchen, bathroom and lounge. Stairs to first floor.

KITCHEN 3.27 X 2.97

Newly fitted modern kitchen with white glossy cabinetry complemented by wooden style work tops. Smooth white emulsion ceiling with spotlights. Smooth white emulsion walls with partial grey tiles. Statement wallpapered walls with stylish light fixtures. LED plinth lights. Large white ceramic kitchen sink with matte black tap. Inter grated oven and induction hob. Plumed for washing machine. Power points. Radiator. UPVC window to front.

BATHROOM

Smooth white emulsion ceiling with spotlights. Sleek white tiles laid on floors and on walls. White three-piece suite comprising of toilet, hand basin and bathtub with overhead shower. Radiator. UPVC window to rear.



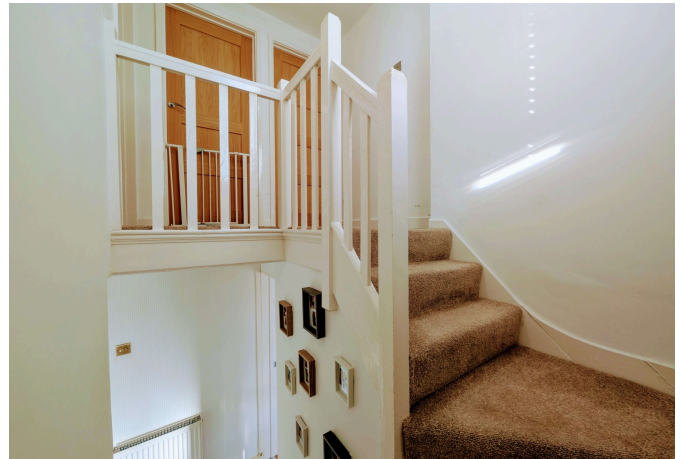
LOUNGE DINER

Very spacious and homely lounge diner. Smooth white emulsion ceiling with spotlights. Emulsion walls. Wooden style laminate flooring. Radiators. Power points. UPVC window to front. French doors open to rear garden.



LANDING 2.93 x 1.92

Smooth emulsion walls and ceiling. Beige carpet laid on floors. Doors leading to bedrooms. UPVC window to rear.



BEDROOM 1 6.20 x 3.54

Smooth emulsion walls and ceiling. Vinyl flooring. Toilet and hand basin unit. Radiator. Power points. UPVC windows to front and rear.



BEDROOM 2 3.31 x 3.04

Smooth white emulsion walls and ceiling. Grey wooden style laminate flooring. Radiator. power points. UPVC window to front.



BEDROOM 3 2.93 x 2.20

Smooth emulsion walls and ceiling. Beige carpet laid on floors. Radiator. Power points. UPVC window to rear.



GARAGE 8.57 x 5.62

Huge versatile space. Electricity. shutter doors. Power points.



REAR GARDEN

French doors from lounge lead to rear garden. Access is also via side. Huge lawn area with mature shrubs and trees. Beautiful views of Rhigos mountain. Courtyard area. Garage. Driveway.



