



**£299,950**  
freehold

### Varteg Row, Bryn

- EPC Rating: D
- Four bedrooms
- Detached
- Ensuite & Dressing room
- Parking for several cars





## About The Property

Immaculately presented four bedroom detached property located in Bryn. The property would make a fantastic family home positioned in beautiful surrounds. The property is within close proximity to local amenities, schools and the M4 corridor. Accommodation comprises of entrance porch, hallway, lounge, dining room, kitchen, utility, cloakroom and study/playroom to the ground floor. To the first floor are four double bedrooms and family bathroom. The master bedroom has a dressing room and en-suite bathroom. The loft is fully boarded with light and has a Velux window which would be perfect for conversion. Enclosed front and rear gardens. Long driveway to the side of the property providing parking for several cars, hardstand at the bottom of the garage which would make perfect space for a garage to be built. Mature shrubs around the borders of the property, with areas laid to patio and lawn. Property further benefits from uPVC double glazed windows, gas central heating and three reception rooms. Viewing highly recommended on this beautiful family home. ER-TBC

## Accommodation

### Entrance Porch

Two uPVC double glazed windows to front, Double doors to storage cupboard, tiled flooring. Door to hallway.

### Hallway

Doors to dining room, lounge, study, Cloakroom and Kitchen. Wooden staircase with carpet through the middle to first floor. Tiled flooring

### Lounge

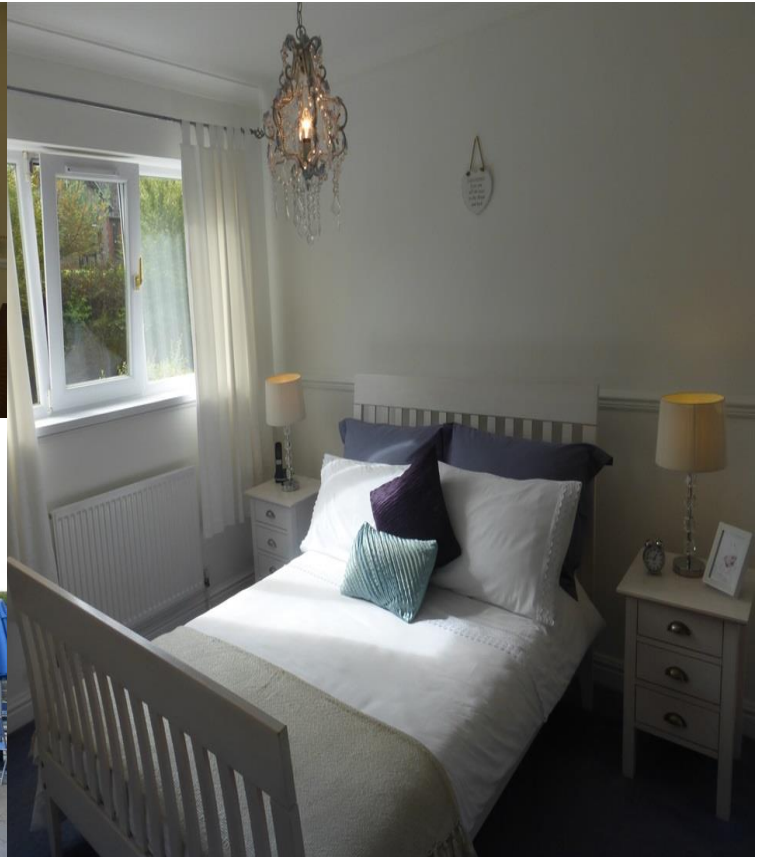
16' 1" x 16' 2" ( 4.90m x 4.93m )

Two uPVC double glazed windows to side with stained glass, fitted open fire set in wooden surround and cast-iron wood burner, flag stone flooring under fire. uPVC double glazed door to rear. Carpet flooring

### Dining Room

11' 3" x 9' 6" ( 3.43m x 2.90m )

UPVC double glazed window to front, uPVC double glazed french doors to side.



### Kitchen

10' 2" x 11' 10" ( 3.10m x 3.61m )  
Fitted with a matching range of base and eye level units with worktop space over with tiled, matching breakfast bar. Fitted built-in electric oven, four ring hob with extractor hood over, one and a half inset bowl stainless steel sink unit with single drainer, space for fridge/freezer, uPVC double glazed window to rear, tiled flooring. Tiled splashbacks. Spotlights

### Utility Room

Worktop space, one and a half inset bowl stainless steel sink unit, plumbing for washing machine, space for tumble dryer, tiled flooring, door to side. Wall mounted gas boiler

### Cloakroom

UPVC obscure double glazed window to side. Fitted with a two piece suite comprising of wash hand basin and WC. Tiled flooring

### Study

7' 11" x 8' 3" ( 2.41m x 2.51m )  
uPVC double glazed window to front

### Landing

Doors to all bedrooms and bathroom

### Master Bedroom

9' 5" x 11' 3" ( 2.87m x 3.43m )

Upvc double glazed window to front. Door to dressing room and Ensuite bathroom

### Dressing Room

Fitted with hanging rail, shelves and drawers.

### Ensuite Bathroom

Fitted with three piece suite comprising paneled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan.

### Bedroom 2

9' 11" max x 16' 3" ( 3.02m max x 4.95m )  
uPVC double glazed window to rear

### Bedroom 3

11' 3" x 8' 8" ( 3.43m x 2.64m )  
uPVC double window to front

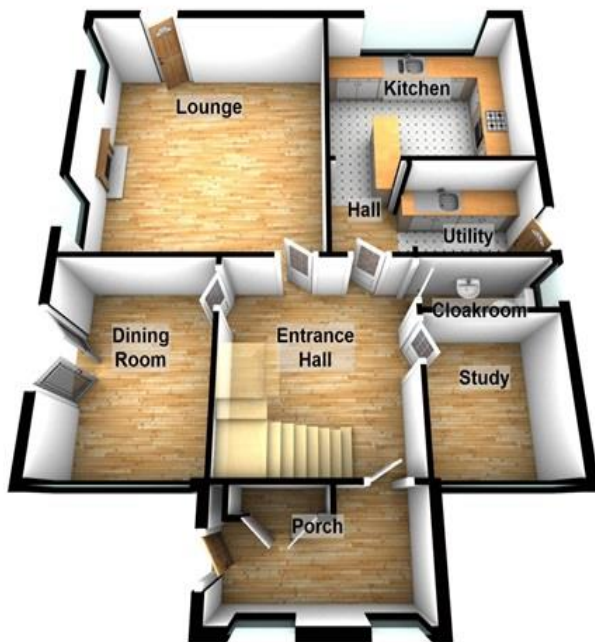
### Bedroom 4

7' 8" x 11' 10" ( 2.34m x 3.61m )  
Upvc double glazed window to rear. Access to loft.

### Loft

Access to loft is through fourth bedroom. Drop down ladder, with lighting and power. Velux window already fitted and could be made into extra rooms.

Ground Floor



First Floor



**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. They buyer is advised to obtain verification from their solicitor or surveyor.