



## Tal-Y-Bryn, Offers over £390,000

- COUNCIL TAX BAND E
- THREE BEDROOM TOWN HOUSE
- OPEN PLAN LIVING SPACE
- GARAGE & OFF ROAD PARKING
- ENSUITE, FAMILY BATHROOM & DOWNSTAIRS WC
- EPC Rating: C



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## About the property

FAMILY BATHROOM, ENSUITE & DOWNSTAIRS WC - OPEN PLAN LIVING SPACE - GARAGE AND OFF ROAD PARKING A well-presented three storey townhouse offering versatile accommodation for couples and families. Situated on a popular development and in catchment for Victoria and Stanwell Schools.

## Accommodation

### Entrance Hall

Wood effect flooring, radiator, stairs to first floor, door to downstairs wc and open plan kitchen/diner and sitting room.

**Wc** Wood effect flooring, wc, sink, radiator.

### Sitting Room

8' 2" x 14' 4" ( 2.49m x 4.37m )

Window to front, wood effect flooring, radiator, open to kitchen/diner

### Kitchen/Diner

12' 4" x 15' ( 3.76m x 4.57m )

Window to rear, doors to garden, wall and base units, sink and drainer, oven, five burner gas hob & extractor, microwave and dishwasher, plumbing for washing machine, space for fridge freezer, wood effect floor, radiator, space for dining table.



**First Floor Landing** Carpet to the stairs and landing, window to the front. Built-in cupboard housing boiler, radiator. Doors to the lounge, bedroom three and family bathroom.

## Lounge

12' 3" x 15' 1" ( 3.73m x 4.60m )

Two windows to rear, carpet, log burner

## Bedroom Three

8' 10" x 8' 4" ( 2.69m x 2.54m )

Window to the front, carpet, radiator.

**Bathroom** Bath, wc, sink, heated towel rail, wood effect flooring.

## Second Floor Landing

Fitted carpet to stairs and landing, doors to bedroom one & two.

## Bedroom One

15' x 12' 4" ( 4.57m x 3.76m )

Window to rear, carpet, radiator, door to ensuite.

## Ensuite

Double shower, wc, sink, heated towel rail, vinyl floor, part tiled walls.

## Bedroom Two

15' x 9' 2" ( 4.57m x 2.79m )

Window to front, wood effect flooring, radiator.

## Rear Garden

An enclosed rear garden with a paved patio and artificial grass. Outside light and tap. Door into the garage and gated access to the parking space at the rear.

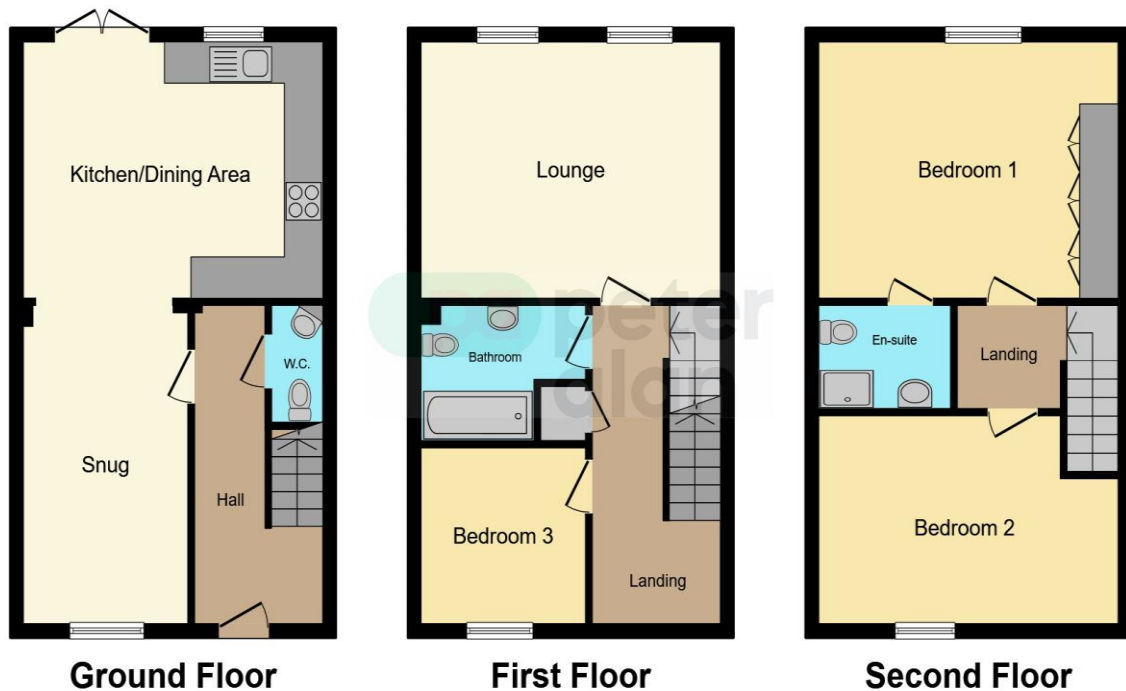


02920 703799

penarth@peteralan.co.uk



## Floorplan



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