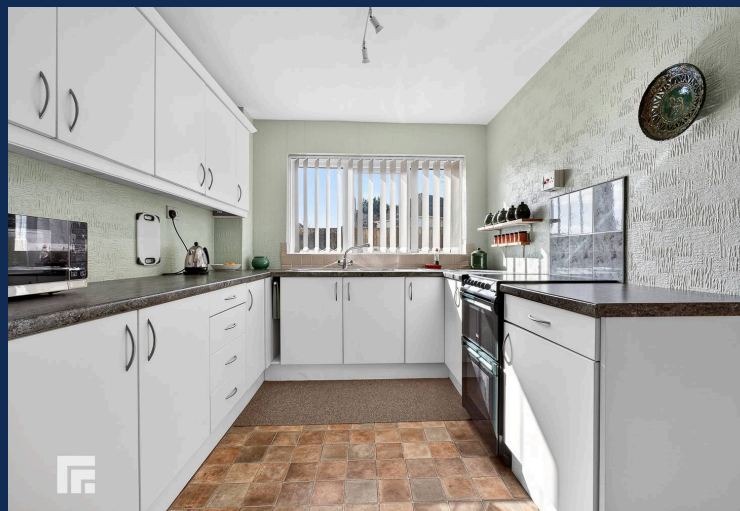




2 Maes Y Sarn, Penttyrch

£425,000 Freehold

Council Tax band: F

Tenure: Freehold

ENTRANCE PORCH

Entered via uPVC sliding doors, tiled flooring. Obscured glass window into WC. Door into hallway.

HALLWAY

A welcoming hallway. Stairs leading to first floor with painted bannister. Radiator. Doors to lounge, kitchen and cloakroom.

CLOAKROOM

6' 0" x 2' 7" (1.83m x 0.80m)

Low level WC, wash hand basin with twin chrome taps, tiled top with wooden vanity. Radiator. Obscured glass window to front.

LOUNGE

15' 10" x 12' 5" (4.82m x 3.78m)

A spacious family lounge. Gas fireplace with marble hearth. Radiator. Door into hallway. uPVC window to front. Double doors opening into dining room.

DINING ROOM

Dimensions: 11' 6" x 10' 3" (3.52m x 3.13m). A good sized dining room. Radiator. Double French doors opening into the rear garden.

KITCHEN

Dimensions: 11' 6" x 8' 4" (3.53m x 2.56m). Appointed along three sides, low and high level cupboards beneath laminate work surfaces. Stainless steel 1.5 bowl sink with chrome mixer tap and side drainer. Space for cooker (to remain). Built in under stairs storage cupboard. Radiator. Tiled splashbacks. uPVC window to rear.

UTILITY ROOM

10' 8" x 7' 7" (3.24m x 2.30m)

Leading on from the kitchen, a utility housing base and eye level units. Chrome sink with side drainer. Tiled splash back. Space for separate drier, washing machine and fridge freezer. Modern 'Glow-Worm' boiler. Vinyl flooring. uPVC and obscured glass door leading to rear garden.

BEDROOM FOUR

10' 3" x 8' 0" (3.12m x 2.45m)

Dimensions: 10' 2" x 8' 0" (3.12m x 2.45m). Dual aspect uPVC double glazed windows overlooking the side and rear approach. Radiator.

STUDY

17' 2" x 8' 0" (5.24m x 2.45m)

A good sized study which was originally part of the double garage. uPVC double glazed window to front. Door to garage. Radiator.

FIRST FLOOR

LANDING

Approached via easy rising staircase leading to central landing area. Doors to all rooms. Lining cupboard. Window to side. Loft access.

BEDROOM ONE

14' 7" x 10' 11" (4.45m x 3.32m)

An excellent sized bedroom overlooking the front entrance approach via uPVC double glazed windows. Two built in double wardrobes. Radiator.

BEDROOM TWO

12' 2" x 10' 11" (3.70m x 3.32m)

Another good sized bedroom overlooking the rear garden via uPVC double glazed windows. Built in double wardrobe. Radiator.

BEDROOM THREE

10' 11" x 7' 11" (3.32m x 2.41m)

Overlooking the front entrance approach via uPVC double glazed window. Built in double wardrobes. Radiator.

FAMILY BATHROOM

9' 0" x 6' 8" (2.74m x 2.03m)

An off-white suite comprising of low level WC, pedestal hand wash basin with chrome mixer tap. Shower cubicle with chrome electric shower, glass sliding doors, panelled splash back. Half tiled walls. Obscured glass window to rear. Radiator.

OUTSIDE

REAR GARDEN

A beautifully landscaped south westerly facing garden bordered by a timber fence. Paved patio area leading to an area of lawn bordered by mature trees and shrubs. Raised, stone planters. Garden area to side with timber shed. Metal gates to both sides for access.

FRONT

Paved driveway with space for two cars leading to area of lawn bordered by hedges and mature shrubbery.

GARAGE

17' 9" x 8' 7" (5.40m x 2.62m)

Dimensions: 17' 8" x 8' 7" (5.40m x 2.62m). A good sized garage with up and over door. Power. Built in storage units to one side. Obscured glass window to side. Loft space. Door to study.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these

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CLOAKROOM

6' 0" x 2' 7" (1.83m x 0.80m)

Low level WC, wash hand basin with twin chrome taps, tiled top with wooden vanity. Radiator. Obscured glass window to front.

LOUNGE

LANDING

Approached via easy rising staircase leading to central landing area. Doors to all rooms. Lining cupboard. Window to side. Loft access.

BEDROOM ONE

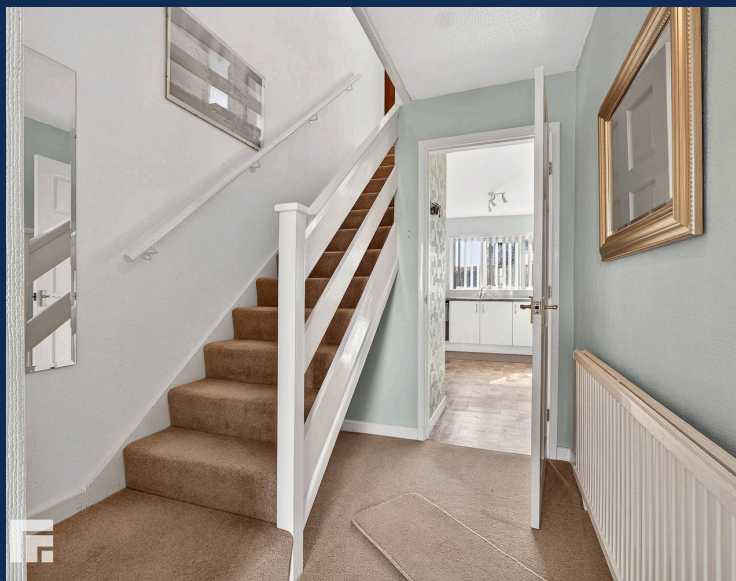
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An excellent sized bedroom overlooking the front entrance approach via uPVC double glazed windows. Two built in double wardrobes. Radiator.

BEDROOM TWO

12' 2" x 10' 11" (3.70m x 3.32m)

Another good sized bedroom overlooking the rear garden via uPVC double glazed windows. Built in



GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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