



4 Beds, Detached, Freehold, £600,000

Heol Y Ffynnon

Three Estate Agents are delighted to offer to the market this unique, detached, four bedroom property located on a large plot with an integral garage in the ever popular location of Efail Isaf.

Features

- FOUR LARGE DOUBLE BEDROOMS
- MODERN KITCHEN
- LARGE LOUNGE/DINER
- EN-SUITE
- MODERN BATHROOM
- LARGE PLOT

Three Estate Agents are delighted to offer to the market this unique, detached, four bedroom property located on a large plot with an integral garage in the ever popular location of Efail Isaf.

The Property briefly comprises of a hallway with wooden flooring leading to all rooms.

The lounge is of a generous size with solid wood flooring, feature fire place and French doors opening to the rear garden. Located open plan to the lounge is a dining area with oversized ceramic tiles to floor.

There is a further reception room currently utilised as a study but could be a dining room or a cosy, small lounge with solid wood flooring.

The modern fitted kitchen is also a generous size with ceramic tiles to floor, ample units, breakfast bar, solid wood worktops, belfast style sink, Range cooker and integrated dishwasher. Located off the kitchen there is also a utility room with ceramic tiles to floor.

Finally on the ground floor there is a cloak room with ceramic tiles to floor and ceramic tiles to walls.

To the first floor there are four large double bedrooms all with carpet to floor. The master bedroom also benefits from built in wardrobes and an en-suite shower room with ceramic tiles to floor, ceramic tiles to wall, vanity unit and a large walk in shower.

Finally within the property there is a modern family bathroom with separate bath and shower cubicle, ceramic tiles to floor and ceramic tiles to walls.

The property is set on a large plot with a large driveway to the front leading to the integral garage and car port. The rear garden benefits from a large patio with the remainder laid to lawn with mature shrubs.

Viewing is











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	62 d	
39-54	E		
21-38	F		
1-20	G		

