



1 Tyr Heol, CF44 0TW
£189,950

Manning
Estate Agents
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IDEAL FIRST TIME BUY** ** NO CHAIN ** ** RARELY AVAILABLE ** WELL PRESENTED 3 BEDROOM COTTAGE ** BEAUTIFUL GARDENS WITH PLEASANT OUTLOOK ** SUMMERHOUSE ** MOTORBIKE AND STORAGE BUILDING ** ** ENTRANCE COURTYARD ** MODERN FITTED KITCHEN ** UTILITY ROOM ** MODERN DOWNSTAIRS SHOWER ROOM ** DINING ROOM ** LARGE CONTEMPORARY STYLE LOUNGE WITH UNDERFLOOR HEATING AND BI-FOLDING DOORS** EXCELLENT SIZE UPSTAIRS MODERN BATHROOM ** DOUBLE GLAZED WINDOWS AND DOORS ** GAS CENTRAL HEATING**

Situated in the much sought after village of Llwydcoed within access of local schools, amenities and great country walks.

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Fitted kitchen 13'7" x 10'7" (4.14m x 3.23m)

With a modern range of wall and base units incorporating gas hob and electric oven, extractor hood, sink unit, provision for plumbed in dishwasher, fridge/freezer, wine cooker. Tiled splash back areas. Amtico flooring. Vertical column radiator. Upvc double glazed window to side aspect.

Utility room

Modern wall and base units, provision for plumbed in washing machine. Wall mounted gas boiler. Oak doors.

Shower room

Wet room with walk-in shower. Part tiled floor. Upvc double glazed window to side aspect. Tiled floor.

Dining room 10'3" x 16' (3.12m x 4.88m)

Stairs to first floor. Amtico flooring. Upvc double glazed window to rear aspect. Column radiator. Understairs storage.

Lounge 16'7" x 16' (5.05m x 4.88m)

Wall to wall bi-folding doors overlooking garden. Multifuel stove. Recess wall and ceiling lighting. Carpet to floor. Wall storage cupboards. Underfloor heating to this room only.

Landing

Bedroom 1 10' x 9' (3.05m x 2.74m)

Upvc double glazed window to front aspect. Radiator. Built-in wardrobe.

Bedroom 2 8'6" x 8'9" max 5'6" min (2.59m x 2.67m max 1.68m min)

L shaped room. Radiator. Upvc double glazed window to rear aspect.

Bedroom 3 6'3" x 9' (1.91m x 2.74m)

Laminated floor. Radiator. Upvc double glazed window to rear aspect.

Spacious bathroom 7'4" x 8'7" (2.24m x 2.62m)

With modern suite comprising bath, wash hand basin and w.c., in white. Part tiled walls. Upvc double glazed window to rear aspect. Heated towel rail.

Outside

Rear access to enclosed courtyard. Remote control roller shutter doors to Bike /workshop building. Lane access to rear garden laid to artificial grass and paved patio. Summer house with bi-folding doors. Wood storage shed and garden storage shed.





N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

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