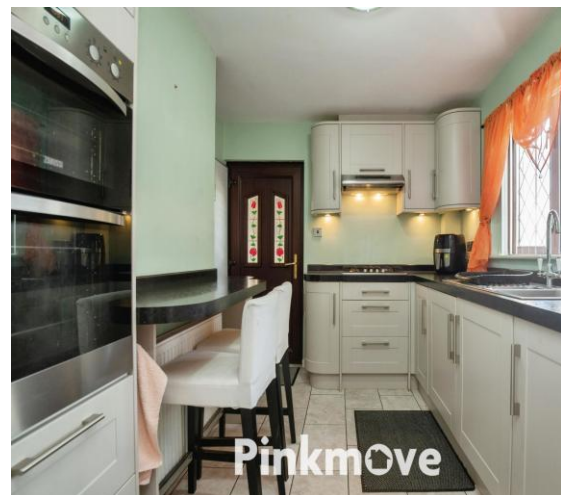




Heol Waun

Guide Price £210,000 - £220,000

- Guide Price £210,000 to £220,000
- No Onward Chain
- Three Bedroom Semi-Detached Home
- Driveway for Two Cars & Garage
- Rear Extension Providing Utility Room
- Spacious Lounge/Diner with Conservatory Access
- EPC Rating: D



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team@pinkmove.co.uk



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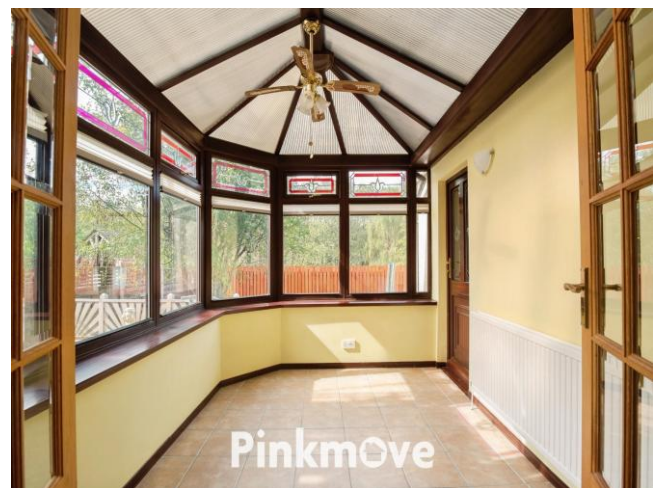
About the property

Offered to the market with no onward chain, this three-bedroom semi-detached home is situated in a quiet cul-de-sac within a popular residential location, making it an ideal purchase for families, first-time buyers, and investors alike. The property benefits from a driveway providing off-road parking for two vehicles, together with a garage.

The accommodation is both spacious and versatile, comprising an entrance hall leading to a generous lounge/diner, providing the perfect space for relaxing and entertaining. To the rear, the property has been extended to create a practical utility room, offering valuable additional storage and workspace. A conservatory adds further living accommodation, enjoying pleasant views over the rear garden and creating an ideal space to unwind throughout the year.

To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property offers ample parking, a garage, and an enclosed rear garden.

Combining generous living space, useful extensions, a sought-after cul-de-sac setting, and excellent parking facilities, this property is not to be missed. Early viewing is highly recommended to fully appreciate all that this home has to offer.



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Accommodation

Living Room

23' 10" x 12' 11" (7.26m x 3.94m)

Kitchen

11' x 8' 3" (3.35m x 2.51m)

Conservatory

11' x 8' 8" (3.35m x 2.64m)

Utility

8' 7" x 5' 9" (2.62m x 1.75m)

Garage

16' 2" x 12' (4.93m x 3.66m)

Wc

Bedroom 1

12' 9" x 11' 1" (3.89m x 3.38m)

Bedroom 2

10' 11" x 10' 9" (3.33m x 3.28m)

Bedroom 3

9' 3" x 7' 6" (2.82m x 2.29m)

Shower Room

8' 1" x 6' 7" (2.46m x 2.01m)

Agents Note:

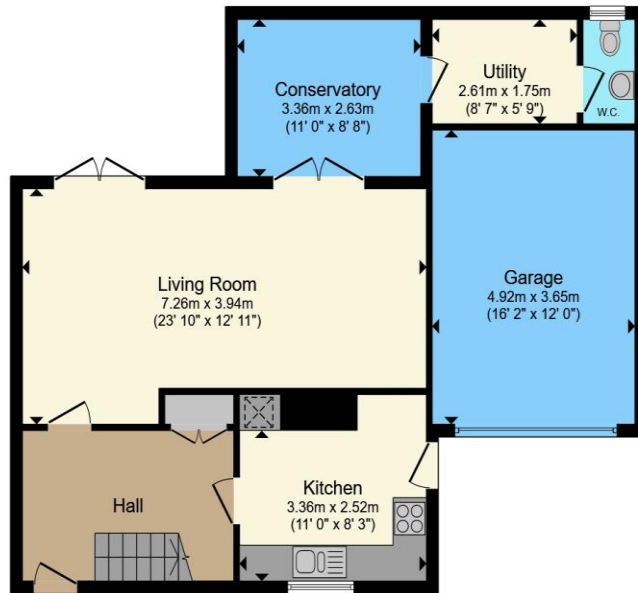
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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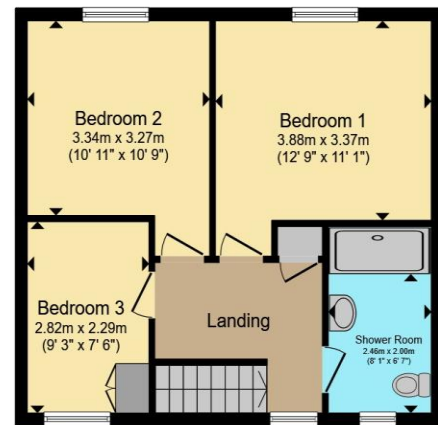
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Floorplan



Ground Floor



First Floor

Total floor area 121.5 sq.m. (1,308 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

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