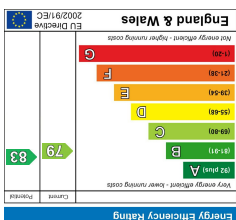




FLOOR PLAN

AREA MAP



GENERAL INFORMATION

Situated in the the sought-after area of Garden Village, Ffordd Talfan, this semi-detached property presents an excellent opportunity for first-time buyers. Boasting three well-proportioned bedrooms and providing ample space for families or those looking to create a comfortable home.

Upon entering, you will find an open-plan kitchen and dining area that seamlessly flows into the living room, creating a warm and inviting atmosphere. The layout is designed to maximise space and light, making it ideal for family gatherings or quiet evenings in.

The property also features a dedicated music room situated in the garden, offering a unique space for creativity and relaxation. This additional room can be transformed to suit your personal needs, whether it be a studio, office, or simply a peaceful retreat. For those with vehicles, the property includes parking for two cars, ensuring convenience for you and your guests. The location is not only appealing for its community spirit but also for its accessibility to local amenities, schools, and transport links.

FULL DESCRIPTION

Ground Floor

Entrance

Hall

Lounge
12'6" x 11'4" (3.81m x 3.45m)

Kitchen
17'5" x 10'4" (5.31 x 3.15)

Utility Room
12'7" x 10'9" (3.86 x 3.28)

Office
17'11" x 12'9" (5.46m x 3.89m)

First Floor

Bedroom 2
12'7" x 9'8" (3.84 x 2.95)



Bedroom 3
10'5" x 9'8" (3.18 x 2.95)

Bedroom 4
7'11" x 7'5" (2.41m x 2.26m)

Externally

Outbuilding
17'11" x 11'4" (5.46m x 3.45m)

Tenure
Leasehold. 42 years remaining.
Please note, the property will be Freehold on completion

Council Tax Band = C

EPC = C

Services
Heating System - Gas
Mains gas, electricity, sewerage and water
Broadband - The current supplier is Virgin
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Gif Gaf/O2
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information
Please be advised there are solar panels on the property which are leased. The Airspace Lease agreement expires on 09.09.2040. Buyers may need to arrange a structural roof survey.

