

GENERAL INFORMATION

A beautifully presented three-bedroom semi-detached dormer bungalow, situated in a quiet cul-de-sac location in Pontllw. The property has been finished to a high standard throughout and offers spacious, versatile accommodation ideal for modern family living.

The property has been enhanced by a single-storey rear extension, creating an impressive open-plan kitchen/living area that forms the heart of the home. This bright and welcoming space benefits from bi-fold doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.

Further accommodation includes a practical side porch incorporating a utility area and a convenient cloakroom with WC and wash hand basin.

To the first floor are two well-proportioned double bedrooms, together with a third room currently utilised as a study/home office, offering flexibility to suit a variety of needs.

Externally, the property enjoys ample driveway parking for several vehicles and a detached garage benefiting from power, lighting and an additional WC. Viewings are highly recommended.

FULL DESCRIPTION

Entrance

Porchway

Hallway

W.C

Study/Office
10'7" x 7'10" (3.23 x 2.41)

Living Room
15'8" x 10'10" (4.80 x 3.32)

Dining Room
10'11" x 9'10" (3.34 x 3.01)

Kitchen
10'4" x 9'9" (3.16 x 2.99)

Family Room
19'7" x 10'3" (5.98 x 3.13)



First Floor

Bedroom 1
11'9" x 10'11" (3.60 x 3.35)

Bedroom 2
10'11" x 10'2" (3.35 x 3.10)

Bedroom 3
10'3" x 10'2" (3.13 x 3.11)

Family Bathroom

Parking - Garage
23'4" x 12'8" (7.12 x 3.87)
Driveway & w/c

Council Tax band = C

EPC = C

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is Talk Talk (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, ID Mobile
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

