



## Erw Non, £240,000

- Semi Detached
- Three Bedrooms
- Fitted kitchen with adjoining conservatory
- Garage providing additional storage/parking
- Off-road parking for several vehicles
- Low-maintenance rear garden
- Sought-after village location in Llannon



 3  2  1



## About the property

Situated in the sought-after village of Llannon, this well-presented three-bedroom semi-detached property on Erw Non offers generously proportioned accommodation, off-road parking for several vehicles, a garage, and a low-maintenance garden—ideal for modern family living.

The ground floor comprises a welcoming entrance hallway with cloakroom/W.C., leading into a spacious lounge/dining room measuring approximately 28' in length, providing an excellent space for both relaxing and entertaining. To the rear, a fitted kitchen offers a practical layout with access into a bright conservatory, which overlooks the garden and provides additional living space.

On the first floor, the property boasts three well-sized bedrooms, including a generous principal bedroom. Bedroom two is also a comfortable double, while bedroom three would make an ideal child's room, guest space, or home office. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from off-road parking for several vehicles, a garage offering further storage or parking, and a low-maintenance rear garden—perfect for those seeking easy upkeep outdoor space.

This property combines practical living space with a desirable location and would make an ideal family home or first-time purchase.



## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge/ Dining Room

28' Max x 10' 8" Max ( 8.53m Max x 3.25m Max )

#### Conservatory

12' 8" x 8' 6" ( 3.86m x 2.59m )

#### Kitchen

11' 8" Max x 9' 5" Max ( 3.56m Max x 2.87m Max )

#### W/C

### First Floor

#### Landing

#### Bedroom One

14' 7" x 10' 9" ( 4.45m x 3.28m )

#### Bedroom Two

12' 11" Max x 8' 6" Max ( 3.94m Max x 2.59m Max )

#### Bedroom Three

9' 7" x 8' 7" ( 2.92m x 2.62m )

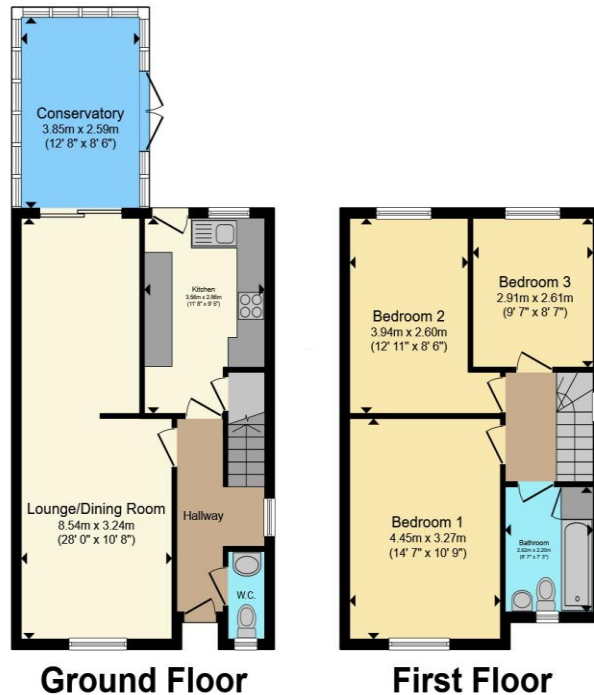
#### Bathroom

8' 7" x 7' 3" ( 2.62m x 2.21m )

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## Floorplan



Total floor area 98.3 m<sup>2</sup> (1,058 sq.ft.) approx

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