



Maes Cantref offers in excess of £475,000

- 1 1/2 sized garage with heavy-duty, free standing storage system
- Electric garage door
- Two miles from train station
- 25K of Charles Church house upgrades
- 6K further upgrades including patio and garden
- Alarm system including garage
- Grey powder coated pergola with



 5  2  2



About the property

We are delighted to present to the market this immaculate detached property. This superb residence boasts a certain elegance that immediately sets it apart. With five bedrooms, four of which are double rooms, one smaller bedroom which is currently used as an office, and two well-appointed bathrooms, this house is ideally suited for families. The accommodation also includes two comfortable reception rooms, providing ample space for relaxation or entertaining guests. The property includes a modern kitchen, fitted with state-of-the-art appliances, conveniently offering a utility room, WC and understairs additional storage and functionality. The kitchen further benefits from sophisticated granite countertops and an abundance of natural light. An adjoining dining space allows for casual meals and family gatherings, adding to the home's sociability and warmth. Unique features of this property consist of a garage and ample parking space for several vehicles, a feature that underscores the practicality of this home. A beautifully maintained garden enhances the property's exterior, providing a peaceful outdoor retreat that aligns perfectly with the quiet and serene location.

Situated in a location that enjoys easy access to public transport links, nearby schools, local amenities, and green spaces, the property offers a balance of convenience and tranquillity. This is a home that truly caters to the needs of a modern family, offering a lifestyle that is both comfortable and peaceful.



Accommodation

Kitchen/Dining Room

20' 3" x 15' 7" (6.17m x 4.75m)

28' 1" x 12' 7" (8.56m x 3.84m)

Living Room

17' x 11' 1" (5.18m x 3.38m)

Dining Room

10' 2" x 9' 5" (3.10m x 2.87m)

Main Bedroom

14' 4" x 9' 8" (4.37m x 2.95m)

Bedroom Two

11' 4" x 9' 8" (3.45m x 2.95m)

Bedroom Three

11' 4" x 10' 1" (3.45m x 3.07m)

Bedroom Four

10' 8" x 8' 5" (3.25m x 2.57m)

Bedroom Five

8' 5" x 6' 5" (2.57m x 1.96m)

Garage

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Floorplan



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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