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FLOOR PLAN



AREA MAP



GENERAL INFORMATION

Nestled in the popular development of Tircoed Forest Village, this charming three-bedroom detached property on Ffordd Ger Y Llyn offers an ideal family home. With a spacious reception room, and a further extension to the rear of the property the home provides a warm and welcoming atmosphere.

The accommodation comprises three well-proportioned bedrooms, ensuring ample space for family living. Two bedrooms benefit from a convenient en-suite shower rooms, alongside a family bathroom and a downstairs W.C. This thoughtful layout caters to the needs of modern family life, providing comfort and privacy for all.

Outside, the property boasts a garage, along with parking spaces for up to three vehicles, a valuable asset in today's busy world. The enclosed rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. It is an ideal setting for children to play or for hosting summer gatherings with friends and family. Situated close to the M4 corridor, this home offers excellent transport links, making it convenient for commuting to nearby cities and beyond. Viewings are highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room
18'3" x 10'7" (5.58m x 3.23m)

Kitchen
14'7" x 8'8" (4.45m x 2.66m)

Rear Hall

Conservatory/Dining Area
12'7" x 11'8" (3.85m x 3.57m)

W.C

First Floor

Landing



Bedroom 1
15'5" x 13'8" (4.70m x 4.17m)

Shower En-suite
7'6" x 5'0" (2.30m x 1.53m)

Bedroom 2
9'8" x 8'11" (2.95m x 2.72m)

Shower En-suite
5'6" x 5'3" (1.68m x 1.61m)

Bedroom 3
8'9" x 8'2" (2.68m x 2.51m)

Family Bathroom

Parking
Garage and Parking for 3 vehicles

Council Tax Band = D

EPC =D

Tenure
Freehold

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

Additional Information
Tircoed Village Rent Charge - The current rent charge is £134.89 per year. Further information about how this is calculated is provided with your payment demand each year.

