



7 Bro Pedr Fardd, Garndolbenmaen, LL51 9NX

£125,000

- Fantastic three bedroomed home
 - Brand new fitted kitchen
 - Utility Room
 - Two reception rooms
 - No onward chain
- Fantastic opportunity for first time buyers and families



Tom Parry & Co are delighted to offer for sale this fantastic semi-detached property, nestled in the charming village of Garndolbenmaen. This delightful house on Bro Pedr Fardd presents an excellent opportunity for first-time buyers and families alike. With a spacious layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. A standout feature of this property is the brand new fitted kitchen, which is both stylish and functional, ideal for those who enjoy cooking and family meals. The generous space throughout the house allows for comfortable living, making it a perfect setting for creating lasting memories.

Additionally, the property comes with the advantage of no onward chain, allowing for a smooth and efficient purchase process. This home is not just a house; it is a place where you can truly settle down and thrive.

Our Ref: C410

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hall

with under stair store cupboard; door to kitchen and living room; carpet flooring and radiator

Living Room

with electric fire set in timber surround; carpet flooring and radiator

Dining Room

with window to the rear; carpet flooring and radiator

Kitchen

with a range of brand new fitted wall and base units; integrated under counter fridge and freezer; stainless steel sink and drainer; integrated electric oven and hob; modern tiled splashbacks; tiled floor; radiator and door to the rear porch

Rear Porch

with door to garden

Utility/Washroom

with fitted base unit housing stainless steel sink and with cupboard and space and plumbing under for washing machine; low level WC and floor mounted oil fired boiler

FIRST FLOOR

Landing

with airing cupboard with fitted shelving; window to the side and access to the loft

Bedroom 1 (Rear)

with radiator

Bedroom 2 (Front)

with carpet flooring and radiator

Bedroom 3 (Front)

with carpet flooring and radiator

Shower Room

with corner shower cubicle; low level WC; pedestal wash basin and tiled walls

EXTERNALLY

The property is accessed via a private gated garden to the front, which steps down to the front door with tiered flower beds set within stone paviours and the front of the house.

At the rear there is a patio with surround pathway and a raised flower bed at the side of the house.

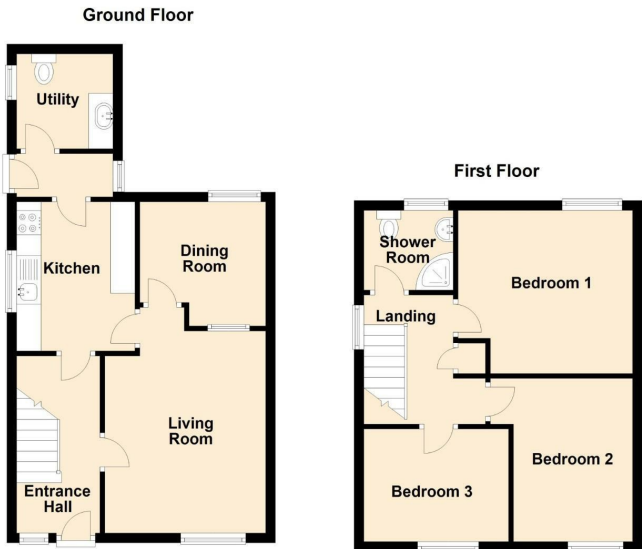
SERVICES

Mains water, electricity and drainage. Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold - main residence; no ongoing chain

Council Tax: Band B



NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Tom Parry

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