



Heol Tai Mawr, £130,000

- No onward chain
- Ideal first-time buy/family home
- Close to local amenities
- Great transport links
- Rear garden
- EPC Rating: C



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About the property

Situated in a convenient location close to local amenities and excellent transport links, this well-proportioned three-bedroom property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers or growing families.

The ground floor accommodation briefly comprises an entrance porch leading into a hallway, a generous living room, and a separate dining room—perfect for both everyday living and entertaining. To the rear, a fitted kitchen provides access to the garden.

To the first floor, the property offers three bedrooms, including a spacious principal bedroom and a well-sized second bedroom, along with a third bedroom ideal as a child's room, home office, or dressing room. A family bathroom completes the upstairs accommodation.

Externally, the property benefits from a rear garden, offering outdoor space to relax or further enhance. There is also a useful outbuilding incorporating storage sheds and an external WC, adding flexibility and



Accommodation

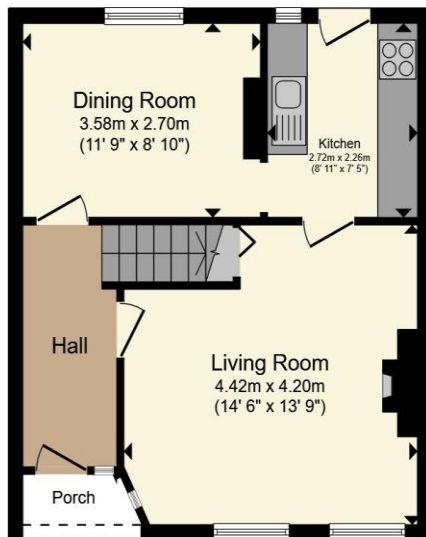
Agent Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

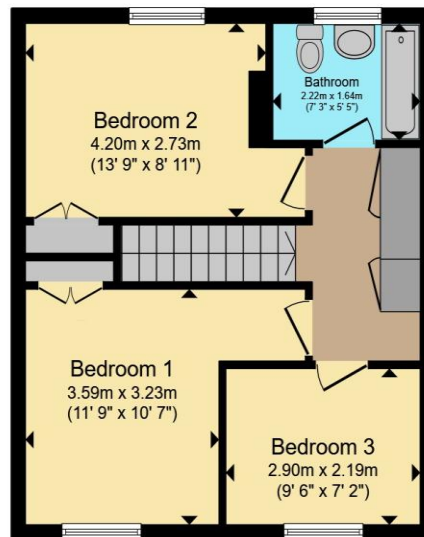
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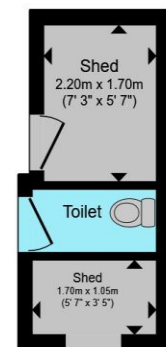
Floorplan



Ground Floor



First Floor



Outbuilding

Total floor area 89.7 m² (966 sq.ft.) approx

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.propertybox.io



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