



## South View, Llanvaches

3 Bedrooms  
1 Bathrooms  
1 Receptions

£200,000



Located in the charming village of Llanvaches, South View presents an excellent opportunity for those seeking a semi-detached house with ample space and comfort. This delightful property boasts a generous 925 square feet of living area, making it an ideal home for families or individuals looking for a peaceful retreat.

This property is an Airey, non standard construction. The house structures consist of precast concrete storey height columns clad with concrete panels in a ship-lap arrangement.

In need of some modernisation and updating throughout upon entering, you will find a welcoming reception room that serves as the heart of the home. The property features three well-proportioned bedrooms, providing plenty of room for relaxation and personal space.

Llanvaches is known for its picturesque surroundings and tranquil atmosphere, making it a wonderful place to live. With local amenities and beautiful countryside nearby, this property is not only a home but a lifestyle choice.

N.B. This property is a non-standard construction (AIREY).



Living Room

21'9x11

Hallway

9x6'11

Kitchen

16'6x6'10

Utility

7x6'4

Bedroom

12'1x10'11

Landing

8'7x6'11

Bedroom

11'9x10'10

Bedroom

10'5x6'11

Bathroom

6'1x6'11

Surrounding Area

Llanvaches is set in a quiet rural area.

Access is via single track lanes with passing places. There are approximately 80 houses in the village which features a church, a church hall, a post box, a play park and a playing field. A bus stop is a ten minute walk from the village as are the Rock and Fountain pub and a scout den.



## Council Tax Band C



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

925 ft<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

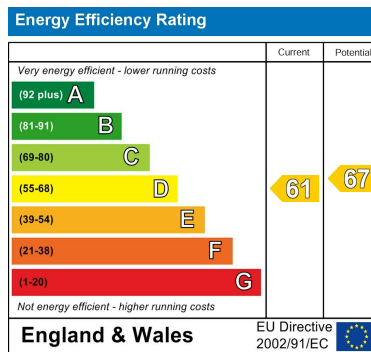
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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