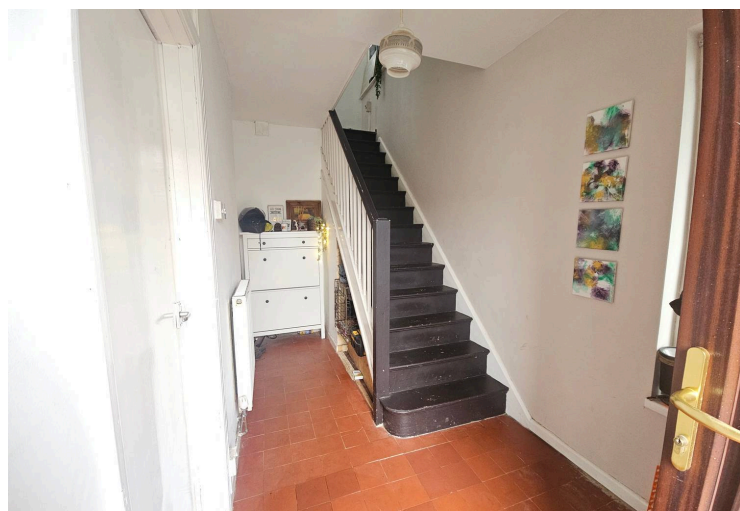




14 Heol-y-Mynydd, Sarn

£185,000 Freehold

Three-bedroom semi with open plan lounge, diner, and kitchen. Driveway, garage, potential to extend (STPP). Close to shops, schools, and transport. Ideal for first-time buyers.

Council Tax band: C

Tenure: Freehold

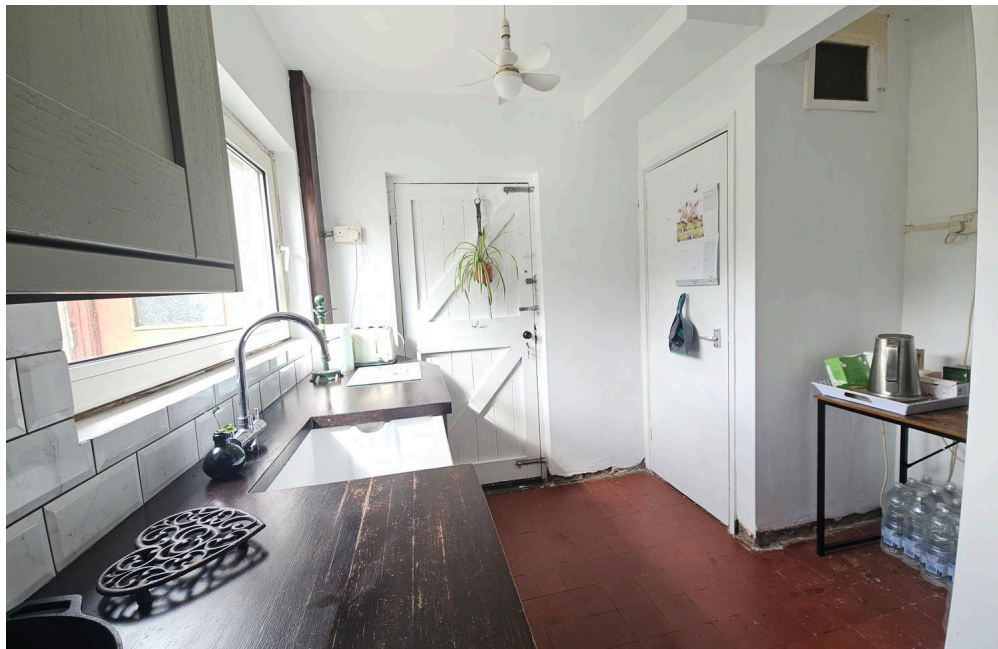
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

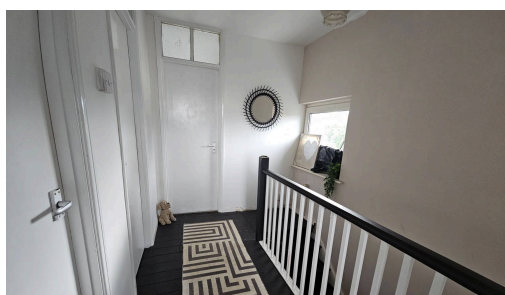
DanielMatthew
ESTATE AGENTS



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- Semi Detached Property
- Three Bedrooms
- Ideal Purchase For First Time Buyers, Looking To Put Their Own Stamp On A Property
- Open Plan Lounge/Diner/Kitchen
- Three Piece Bathroom To First Floor
- Front, Side & Rear Garden, Outhouse Comprising Power & Water Supply
- Completion To Take Place End Of January 2027
- Close Distance To Shops, Schools And Transport Links
- Driveway & Garage, Potential To Extend Subject To Planning



Hallway

Enter via UPVC double glazed obscured door leading into hallway, UPVC double glazed window to side aspect, plastered ceiling, plastered walls, tiled flooring, staircase leading to first floor with understairs storage space, cupboard housing electric consumer unit, door leading into;-

Open Plan Lounge/Diner/Family Room

23' 4" x 12' 5" (7.12m x 3.79m)

Two UPVC double glazed window to front aspect, plastered ceiling, plastered walls, concrete flooring to be levelled between rooms, Log burner, open plan to kitchen, radiator.

Kitchen

17' 7" x 9' 5" (5.37m x 2.88m)

Open plan to lounge/diner creating the perfect entertaining space for family gatherings/friends, UPVC double glazed obscured door leading to Lean-to into rear garden, UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, concrete and tiled flooring, a range of matching wall and base units with solid wooden worksurfaces, ceramic sink with mixer tap, integrated dishwasher, Flavel electric cooker with five ring electric hob and extractor hood, space for fridge/freezer, wooden door leading into pantry and outhouse.

Landing

UPVC double glazed window to side aspect, plastered ceiling with loft access, plastered walls, original wooden flooring, doors leading into;-

Bathroom

6' 8" x 5' 7" (2.03m x 1.69m)

UPVC double glazed obscured window to rear aspect, plastered ceiling, plastered walls, panelled splashback, original wooden flooring, three piece suite comprising low level WC and floating wash hand basin inset into vanity unit offering storage, panelled bath with mixer tap and over head mains shower, radiator.

Bedroom One

12' 2" x 11' 10" (3.70m x 3.60m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, original wooden flooring, radiator, cupboard housing boiler.

Bedroom Two

11' 3" x 9' 7" (3.42m x 2.92m)

Two UPVC double glazed windows to front aspect, plastered ceiling, plastered walls, original wooden flooring, radiator.

Bedroom Three

9' 4" x 7' 11" (2.85m x 2.41m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, original wooden flooring, radiator.

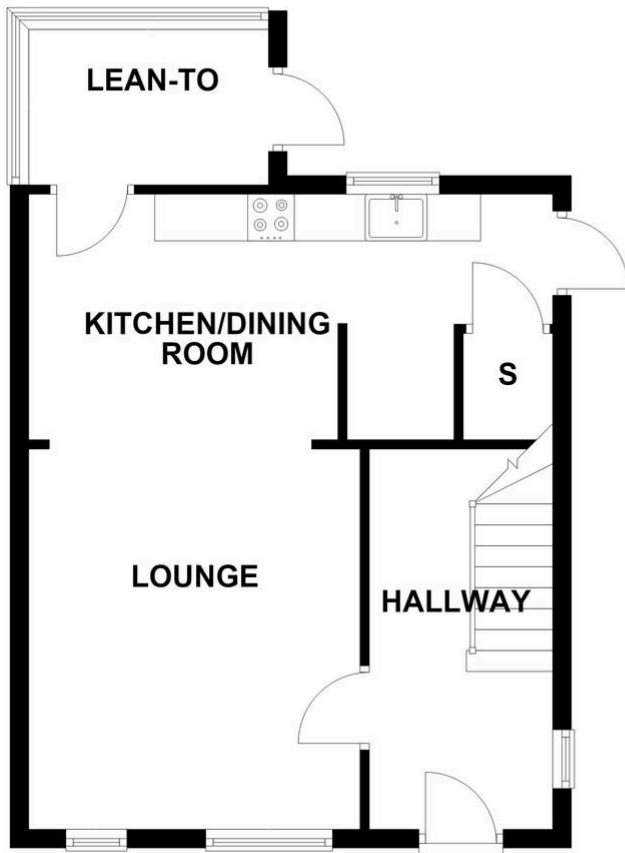


GARDEN

Rear garden has brick boundaries, mostly laid to lawn split into sections.



GROUND FLOOR



FIRST FLOOR

