

## 6 Clos Llewellyn, Taffs Well

£285,000 Freehold

**3 BEDROOM END TERRACE SOUTH FACING GARDEN PARKING** A well presented three bedroom end terrace property for sale in the sought after village of Taffs Well. The property comprises entrance hallway, cloakroom, lounge/diner, kitchen/breakfast room. To the first floor is a good-sized primary bedroom, a second double bedroom, family bathroom and third bedroom. A sunny, south facing rear garden with parking space behind, garden to front.

EPC Rating: C

Council Tax band: D

Tenure: Freehold

## **ENTRANCE**

Laid to lawn with paved pathway to front door. Side access to rear garden

## **HALLWAY**

14' 10" x 5' 8" (4.53m x 1.73m)

Entered via double glazed front door into hallway. Laminate wood flooring. Doors to lounge/diner, kitchen/breakfast room and WC. Stairs to first floor with under stair storage cupboard. Radiator.

## **LOUNGE/DINER**

15' 9" x 11' 0" (4.81m x 3.35m)

uPVC double glazed window and French patio doors to rear garden. Laminate wood flooring. Feature electric fireplace. Radiator.

## **KITCHEN/BREAKFAST ROOM**

14' 9" x 8' 8" (4.50m x 2.65m)

A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor fan over. Integrated dishwasher and washer/dryer. Space for fridge/freezer. Cupboard housing gas combination boiler. Tiled flooring. Radiator. uPVC double glazed window to front.

## **CLOAKROOM**

Low level WC and pedestal wash hand basin with tiled splash backs. Radiator. Laminate wood flooring. uPVC double glazed obscure window to front.

## **FIRST FLOOR LANDING**

Doors to three bedrooms and bathroom. Radiator. Loft access.

## **BEDROOM ONE**

12' 1" x 9' 9" (3.68m x 2.96m)

Two uPVC double glazed windows to front with superb views. Radiator. Storage cupboard. Door to en-suite.

## **BEDROOM TWO**

10' 11" x 6' 8" (3.34m x 2.04m)

uPVC double glazed window to rear with views. Radiator.

## **BEDROOM THREE**

8' 9" x 7' 9" (2.67m x 2.35m)

uPVC double glazed window to rear with views. Radiator.

## **BATHROOM**

8' 8" x 4' 10" (2.65m x 1.47m)

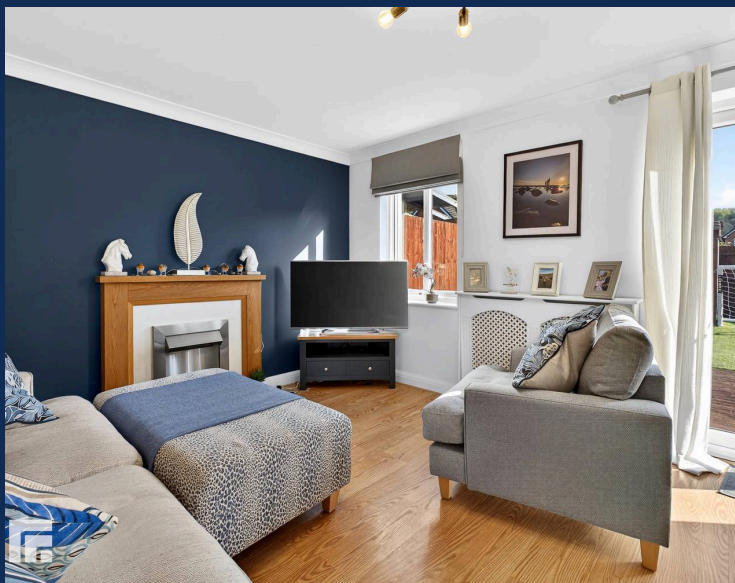
The suite comprises low level WC, pedestal wash hand basin and panelled bath with shower attachment. Tiled splash backs. Radiator. Extractor fan.

## OUTSIDE - REAR GARDEN

A low maintenance rear garden mainly artificial grass with full width decking. Bouncers fence. Garden shed. Gated access to rear parking. Outside tap.

## PARKING

One allocated space behind the garden.



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