



9 Abbey Close, Taffs Well

£315,000 Freehold

An immaturely presented three bedroom semi detached property with picturesque Mountain View's. Entrance hallway, family lounge and open plan kitchen/dining room with utility cupboard. To the first floor; spacious primary bedroom, second double bedroom, family bathroom and third bedroom. To the front; raised patio with views. Enclosed rear garden. EPC Rating: TBC

Council Tax band: D

Tenure: Freehold

Hallway

Entered via a UPVC door with obscured glass panels, a welcoming hallway. Half panelled walls. Tiled flooring. Radiator. Low level built in cupboard. Oak doors to all rooms.

Lounge

13' 8" x 13' 0" (4.17m x 3.96m)

A spacious family lounge. Feature fireplace with electric fire and wooden mantelpiece. Quality wood effect laminate flooring. Radiator. Double French doors with side windows opening onto a beautiful paved seating area. Picturesque Mountain View's.

Kitchen/Dining Room

20' 1" x 8' 11" (6.11m x 2.72m)

Appointed along three sides, eye and low level cupboards beneath solid oak work surfaces, ceramic 1.5 bowl sink with chrome mixer tap and side drainer, space for free standing cooker, extractor hob, integrated dishwasher and integrated wine rack. Utility cupboard with plumbing for washing machine and space for tumble dryer. Space for fridge/freezer. Ample space for dining room table. Radiator. Modern wall panelling to one side. UPVC window and obscured glass UPVC door with side window rear.

First Floor Landing

Built in storage cupboard housing 'Vaillant' combi boiler. Obscured glass window to side. Doors to all rooms.

Bedroom One

12' 3" x 11' 11" (3.74m x 3.64m)

A spacious primary bedroom. Fitted wardrobes and draws to one side. Modern wall panelled feature wall. Radiator. Large UPVC window front with countryside views.

Bedroom Two

11' 3" x 8' 10" (3.44m x 2.69m)

A second double bedroom. Radiator. UPVC window to rear.

Bedroom Three

10' 2" x 7' 9" (3.10m x 2.37m)

Currently being used as an office, a third bedroom. Quality laminate flooring. Radiator. UPVC window to front with mountain views.

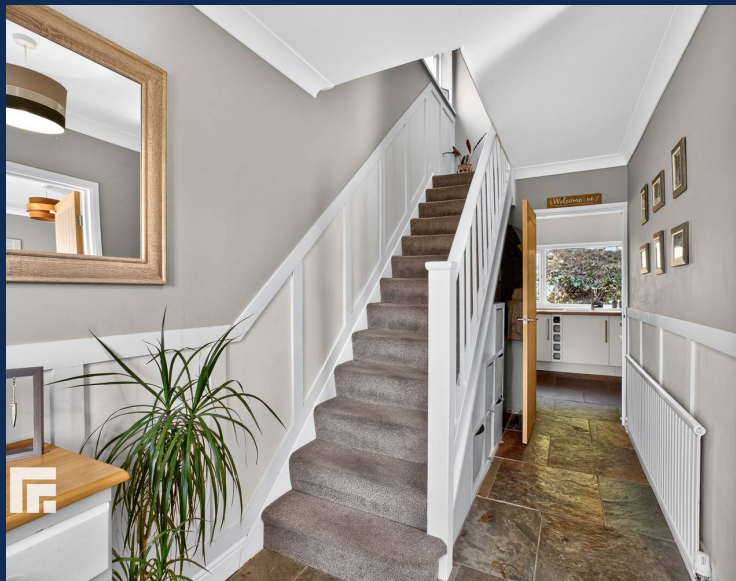
Family Bathroom

10' 0" x 6' 1" (3.04m x 1.86m)

Modern white suite; low level WC, counter top wash hand basin with black icecap and vanity unit, curbed bath with black mixer tap, duel headed black shower and black framed glass shower screen. Tiled splashbacks and flooring. Black heated towel rail. Extractor fan. Obscured glass window to rear.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



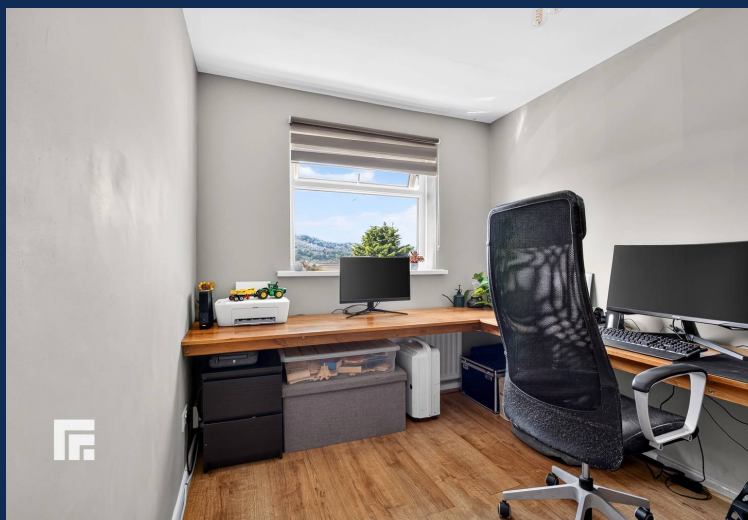


FRONT GARDEN

Bordered by a timber fence, raised paved patio area. Timber gate to side for access with steps leading down to non allocated parking area.

REAR GARDEN

Bordered by a timber fence, an enclosed, a good sized tiered garden. Timber gate to size for access. Outside tap.



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