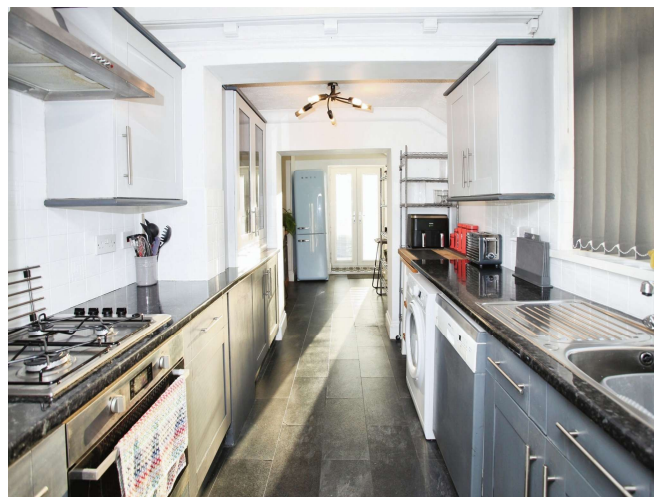




## Pandy Road, ##Invalid £280,000

- Sought after location
- South Facing Garden
- Walking distance to local amenities
- Great size family home
- Excellent transport links
- Council Tax D
- Off Road Parking
- Well presented
- EPC Rating: E



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## About the property

Welcome to this immaculate semi-detached property. The condition of this house is pristine, and it just radiates a welcoming warmth and lots of original period features, it has three cosy bedrooms, this home is simply perfect for first-time buyers or families looking to settle down in a delightful community.

The property features two generously sized reception rooms, with a well-sized living room offering the perfect space for you to unwind, entertain guests, or simply spend quality time with your loved ones. The kitchen/dining room is functional and ready to inspire delicious meals and memorable moments.

One of the unique features of this property is its immaculately presented garden. The garden is south facing which means you can look forward to plenty of sunshine. Further to this there is a large hardstand to the rear providing ample off-road parking with room for 2 to 3 cars.

The location of this property is in a sought-after area, nestled among green spaces, nearby schools, local amenities, and walking routes. It's also a stone's throw away from nearby parks, making it an ideal place for those who appreciate a balance of convenience and tranquillity.

In conclusion, this home isn't just a place to live, but a statement of lifestyle. It promises comfort, functionality, and a touch of luxury that will surely make the everyday extraordinary. Don't miss this golden opportunity to buy not just a house, but a home.

## Accommodation

### Entrance Hallway

### Living Room

13' 6" x 9' 6" ( 4.11m x 2.90m )

### Dining Room

41' 1" x 11' 6" ( 12.52m x 3.51m )

### Kitchen

10' 7" x 8' ( 3.23m x 2.44m )

### Breakfast Area

9' 7" x 8' 3" ( 2.92m x 2.51m )

### Landing

### Bedroom One

11' 3" x 9' 3" ( 3.43m x 2.82m )

### Bedroom Two

10' 9" x 10' 2" ( 3.28m x 3.10m )



## Floorplan



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.focalagent.com](http://www.focalagent.com)

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