



Erw Non, £230,000

- New Roof Recently Fitted
- Three Good Sized Bedrooms
- Fitted kitchen with adjoining conservatory
- Garage providing additional storage/parking
- Off-road parking for several vehicles
- Low-maintenance rear garden
- Sought-after village location in Llannon



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About the property

Situated in the sought-after village of Llannon, this well-presented three-bedroom semi-detached property on Erw Non offers generously proportioned accommodation, off-road parking for several vehicles, a garage, and a low-maintenance garden—ideal for modern family living.

The ground floor comprises a welcoming entrance hallway with cloakroom/W.C., leading into a spacious lounge/dining room measuring approximately 28' in length, providing an excellent space for both relaxing and entertaining. To the rear, a fitted kitchen offers a practical layout with access into a bright conservatory, which overlooks the garden and provides additional living space.

On the first floor, the property boasts three well-sized bedrooms, including a generous principal bedroom. Bedroom two is also a comfortable double, while bedroom three would make an ideal child's room, guest space, or home office. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from off-road parking for several vehicles, a garage offering further storage or parking, and a low-maintenance rear garden—perfect for those seeking easy upkeep outdoor space.

This property combines practical living space with a desirable location and would make an ideal family home or first-time purchase. With the added benefit of a newly fitted roof and a spacious conservatory providing excellent additional living space, this is an ideal family home offering both comfort and practicality.



Accommodation

Ground Floor

Entrance Hall

Lounge/ Dining Room

28' Max x 10' 8" Max (8.53m Max x 3.25m Max)

Conservatory

12' 8" x 8' 6" (3.86m x 2.59m)

Kitchen

11' 8" Max x 9' 5" Max (3.56m Max x 2.87m Max)

W/C

First Floor

Landing

Bedroom One

14' 7" x 10' 9" (4.45m x 3.28m)

Bedroom Two

12' 11" Max x 8' 6" Max (3.94m Max x 2.59m Max)

Bedroom Three

9' 7" x 8' 7" (2.92m x 2.62m)

Bathroom

8' 7" x 7' 3" (2.62m x 2.21m)

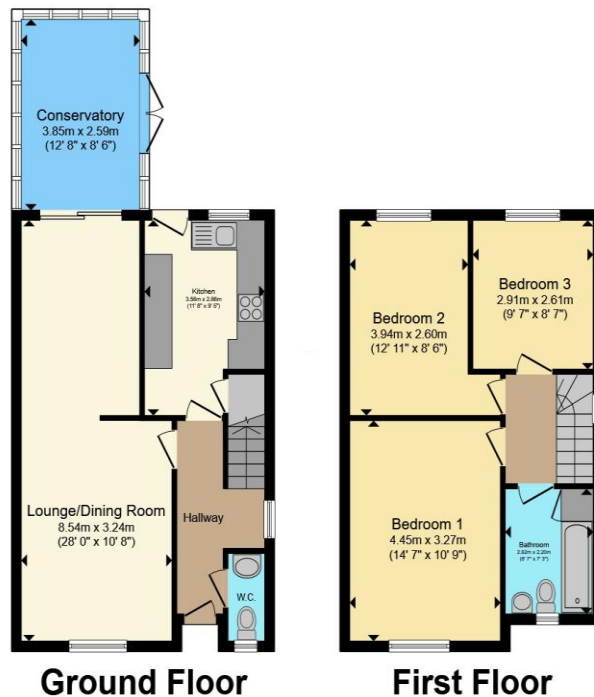
Agent Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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Floorplan



Total floor area 98.3 m² (1,058 sq.ft.) approx

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