

Larch Grove,

offers in the region of £230,000

- Three Generously Proportioned Bedrooms
- Stylish Modern Kitchen with Integrated Oven, Hob & Dishwasher
- Private Driveway Providing Ample Off-Road Parking
- Lounge/Dining Room Featuring a Contemporary Bioethanol Log Burner
- Luxury Shower Room with Twin Sinks
- Versatile Summerhouse Ideal for a Home Working or Leisure Use
- EPC Rating: C



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About the property

Nestled within a quiet cul-de-sac, this well-presented three-bedroom terraced property offers deceptively spacious accommodation and an excellent opportunity for first-time buyers, growing families, upsizers and investors.

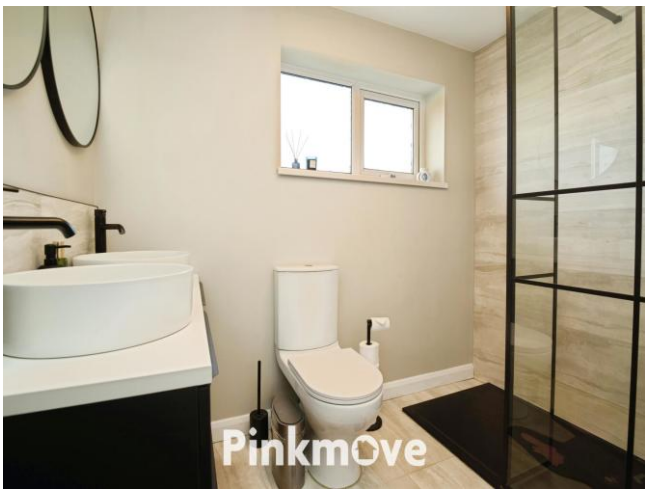
The property features three generously sized bedrooms, providing flexible living space for families or those working from home. The heart of the home is the spacious modern kitchen, fitted with integrated appliances including an oven, hob and dishwasher, offering both style and practicality.

The bright and welcoming lounge/dining room is perfect for relaxing or entertaining, enhanced by a feature bioethanol log burner that creates a cosy focal point. A useful entrance porch provides additional storage and convenience.

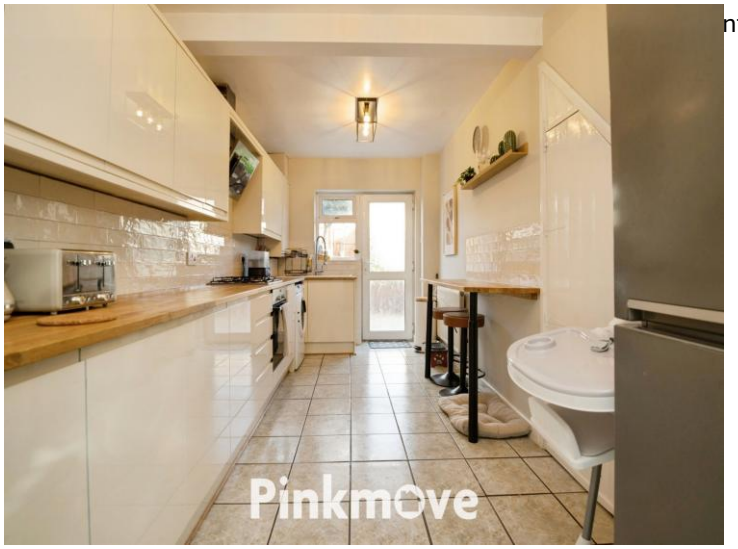
Upstairs, the contemporary shower room has been thoughtfully updated and boasts twin sinks, making it ideal for busy households.

Externally, the property benefits from a large paved driveway providing off-road parking for three to four vehicles. To the rear, the low-maintenance garden is designed for easy enjoyment and includes a versatile summerhouse, ideal for use as a home office, gym, bar or hobby room.

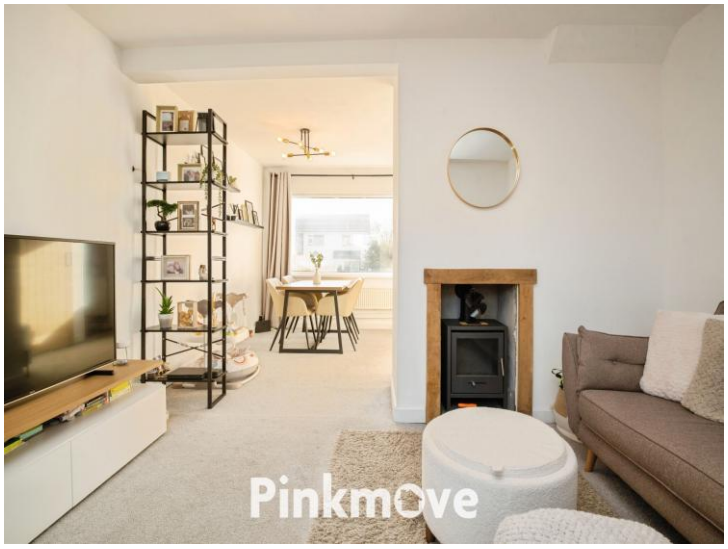
Conveniently located close to local shops, reputable schools and excellent road links, including easy access to the M4 for commuting to Cardiff, Bristol and beyond, this fantastic home offers space, convenience and versatility in equal measure. Early viewing is highly recommended.













Accommodation

Porch

Hall

Kitchen
17' x 8' (5.18m x 2.44m)

Living Room
20' 11" x 13' (6.38m x 3.96m)
Max Measurements

Landing

Bedroom 1
13' 9" x 9' 10" (4.19m x 3.00m)

Bedroom 2
11' 9" x 8' 3" (3.58m x 2.51m)

Bedroom 3
13' 1" x 6' 10" (3.99m x 2.08m)

Shower Room
8' x 5' 9" (2.44m x 1.75m)

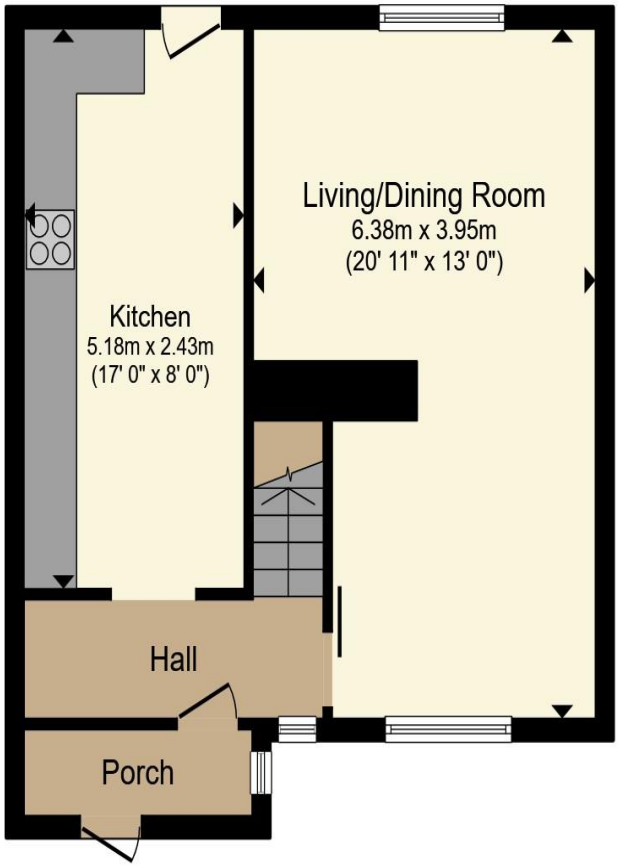
Agent Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

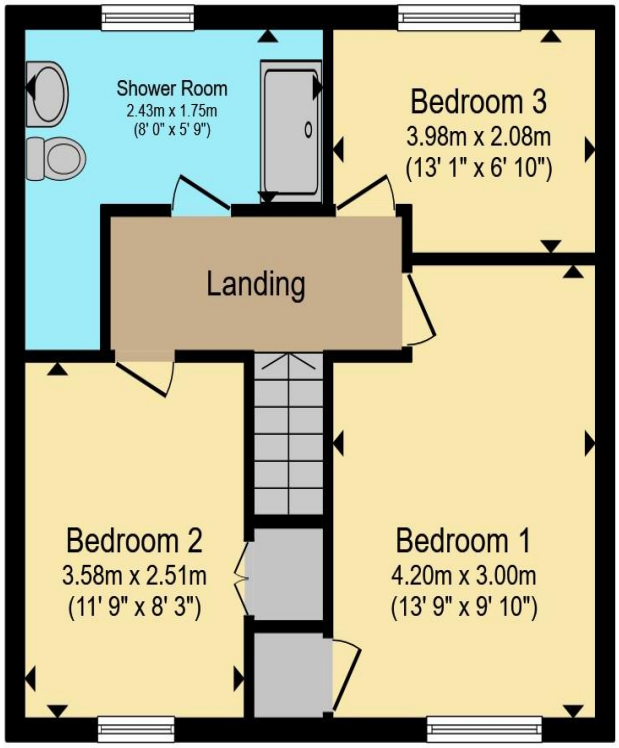
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Floorplan



Ground Floor



First Floor

Total floor area 85.4 sq.m. (919 sq.ft.) approx

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

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