

EGERTON ESTATES



Springfield Rhianfa, Tyn-Y-Gongl, LL74 8RA

Offers In The Region Of £395,000

An immaculate detached three bedroom dormer style property, situated in a quiet and peaceful location backing onto open farmland and with the benefit of spacious and very well tended gardens. Modernised and upgraded over recent years, and with a conservatory extension to the rear. Springfield features a spacious living room which opens onto the conservatory which overlooks the rear garden and fields. The modern kitchen/dining room has an adjacent utility and w.c while there is also a ground floor double bedroom with fitted wardrobes and a refitted shower room. To the first floor there are two double bedrooms one with a shower as well as ample eaves storage. Off road parking, former garage now utility/workshop, and spacious and very well tended rear garden. Gas central heating, pvc double glazed and recently re-roofed.

Entrance Porch

With pvc double glazed entrance door and side panel, tiled floor. Inner door to:

Hallway

With timber laminate flooring (extending into the living room), dog-leg staircase to the first floor with cloak cupboard under, radiator, telephone connection.

Living Room 14'0" x 13'10" (4.29 x 4.23)

A spacious and very light room with two side windows and a wide rear patio door opening onto the conservatory and giving a fine outlook over the rear garden and adjoining fields. Modern style timber surround fireplace with light marble inlay and hearth and with a fitted electric fire. Coved ceiling with pendant light, light timber flooring, radiator, t.v connection.

Conservatory 10'7" x 9'8" (3.24 x 2.96)

Enjoying a fine southerly outlook over the garden and fields, having a double glazed surround to three sides as well as double opening doors to the rear patio area. Tiled floor, radiator.

Kitchen/Dining Room 14'9" x 9'10" (4.50 x 3.01)

Having been upgraded with a range of modern base and wall units in a sandstone finish with contrasting worktop surfaces and tiled surround. Integrated ceramic induction hob with concealed extractor over and double oven under. Integrated fridge and recess for a slimline dishwasher (included). Stainless steel sink unit under a wide rear aspect window enjoying a fine outlook over the garden, light timber flooring, ample space for a dining table with nearby radiator.

Side Hall

With quarry tiled floor to the rear garden, access to:

Utility Room 5'1" x 4'10" (1.55 x 1.48)

With quarry tiled floor, wall shelving, power points and room for a freezer.

Cloakroom

With w.c, wash basin, quarry tiled floor and half tiled walls.

Bedroom One 11'0" x 10'10" (3.36 x 3.32)

With full length range of mirror fronted fitted wardrobes with hanging rails and shelving giving excellent storage. Timber laminate flooring, front aspect window with radiator under.

Bathroom 7'2" x 6'6" (2.19 x 2.00)

Having been re-fitted to include a spacious corner shower enclosure with glazed doors, and twin head thermostatic shower control. Wash basin in a wall hung vanity unit with large mirror over. W.C, slate grey tiled floor and fully panelled walls, tall towel radiator.

First Floor Landing

With linen cupboard, hatch to the roof space.

Bedroom Two 12'5" x 12'0" (3.80 x 3.67)

Having a full height unit to include a shower cubicle with glazed door and electric shower control. Wash basin with large mirror over, fitted wardrobe and dressing table. To the opposite side is a door to a spacious eaves storage area, being floored and with light provided. Rear aspect window enjoying a fine rural outlook over farmland and with radiator under.

Bedroom Three/Study 20'1" x 12'11" (both max) (6.13 x 3.95 (both max))

Being 'L' shaped with a spacious bedroom space with fitted wardrobe to eaves. Study area with fitted desk space and power points,. Front aspect window with radiator under.

Outside

Situated at the end of the estate, a private drive gives off road parking for two cars and gives access to the garage. Spacious low maintenance gravelled front garden area with flower border. To the rear is a very well maintained and spacious garden area which enjoys a sunny southerly outlook over adjoining farmland. To the immediate rear is a patio area which leads to a spacious and generally level lawned garden with a wealth of shrubs, and flowers to the borders. To the bottom of the garden is a vegetable plot with greenhouse and garden shed (electricity provided)

Former Garage 16'6" x 9'5" (5.05 x 2.88)

Now used as a utility room and workshop with space for a washing machine and dryer with worktop over. Further fixed workbench with ample shelving and to include a stainless steel sink unit with hot and cold supply. 'Worcester' propane gas central heating boiler, electric roller door and internal door to the house.

Services

Mains water, electricity and drainage. Propane gas central heating system from 'village supply'.

Tenure

Understood to be freehold which will be confirmed by the vendor's conveyancer.

Council Tax

Band D

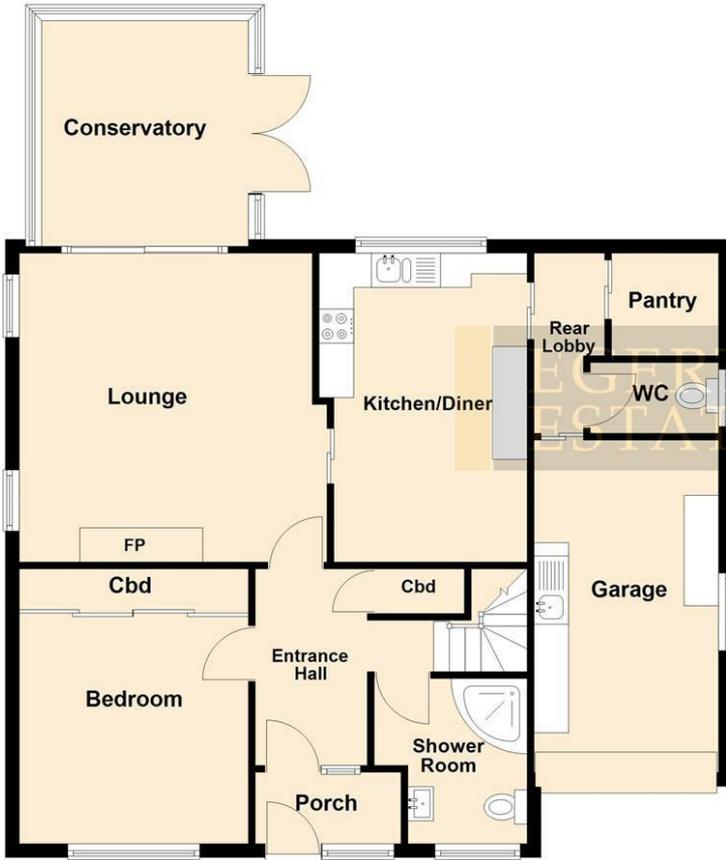
Energy Performance Certificate

Band E

Floor Plan

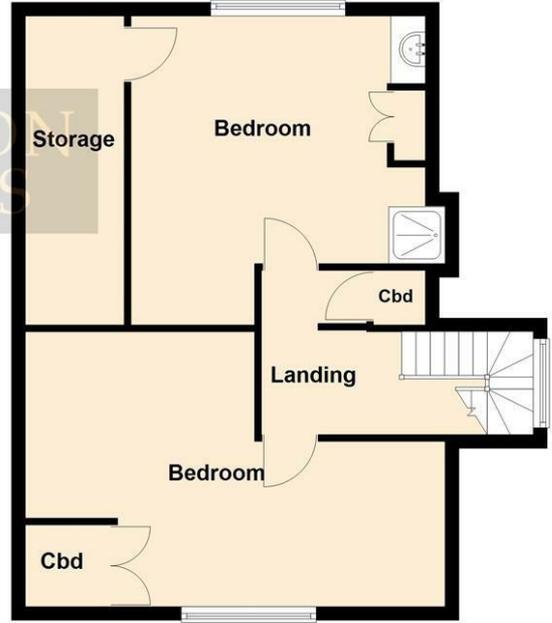
Ground Floor

Approx. 94.8 sq. metres (1020.0 sq. feet)



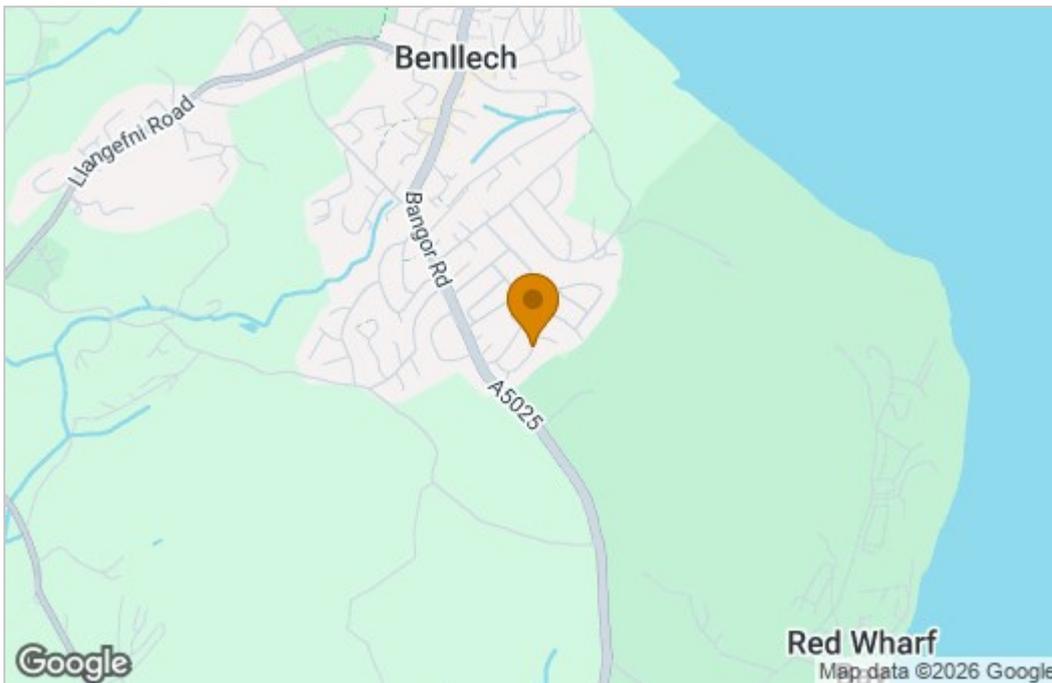
First Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



Total area: approx. 148.1 sq. metres (1594.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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