



 **2**  
Bedrooms

 **1**  
Bathroom



**\*\*\* THIS PROPERTY IS NOW UNDER OFFER \*\*\***

Warren Bradley Estates are pleased to offer for sale this two bedroom end terrace house in Talgarth Walk which is located in the popular Welsh Harp Development.

The property benefits from a large reception room with dining area which leads to a fully fitted kitchen. Upstairs there is a large double bedroom with built in storage, a large second bedroom, tiled bathroom, storage cupboard and access to the loft.

Externally there is a small front garden and spacious rear garden. The property also comes with an allocated parking space.

Offered chain free.

**Entrance Hall** *1.10m x 1.10m (3.61ft x 3.61ft)*

UPVC Door leading to reception room, stairs to first floor. Carpeted

**Reception Room** *4.60m x 2.90m (15.09ft x 9.51ft)*

Access to kitchen and dining area, carpeted, window to front

**Dining Area** *2.40m x 2.40m (7.87ft x 7.87ft)*

Opening to kitchen, french doors to garden, understairs storage, carpeted

**Kitchen** *2.40m x 1.60m (7.87ft x 5.25ft)*

Range of base and wall units, laminate work tops, integrated electric oven and gas hob, plumbing for washing machine, single sink and drainer, space for fridge/freezer, window to rear

**1st floor landing**

Doors to all rooms, access to loft, storage cupboard

**Bedroom 1** *3.50m x 2.70m (11.48ft x 8.86ft)*

Carpeted, built in storage, window to front,

**Bedroom 2** *3.50m x 2.60m (11.48ft x 8.53ft)*

Carpeted, window to rear

**Bathroom** *2.60m x 1.40m (8.53ft x 4.59ft)*

tiled walls, vinyl flooring, panel bath, electric shower, low flush wc, single sink,

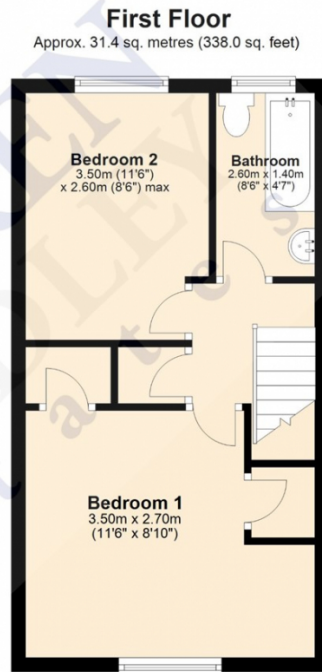
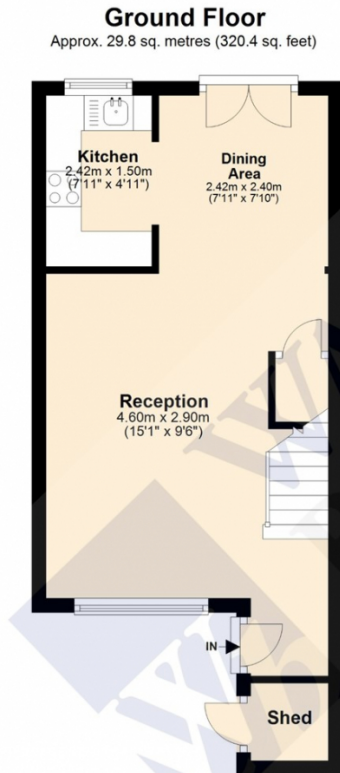
**Rear Garden** *9.00m x 6.00m (29.53ft x 19.68ft)*

Laid to lawn, side access, patio area, gate to path

## **Freehold**

### **Management Charge**

Although the property is FREEHOLD there is an annual charge of £500 payable to the management company for the running costs of the development.



Total area: approx. 61.2 sq. metres (658.4 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

