



No. 86  
ESTATE AGENCY



43 Tal Y Coed, Hendy, Pontarddulais, SA4 0XN

Offers in excess of £289,995





# Welcome to No. 43

If you are looking for an impressive four bedroom home that has been finished to an impeccable standard then this is the home for you.

Tastefully decorated throughout in a neutral colour palette with a high end finish.

This lovely home is available with early completion and no onward chain and is located within easy access to the M4 motorway.

Briefly comprising of entrance porch, lounge with feature staircase, solid wood flooring and a bay window. This welcoming room opens up into the sitting room which also boasts solid wood flooring. There is also a formal dining room with travertine flooring that opens up into the conservatory, plus a modern shaker style kitchen diner with quartz work surface and travertine flooring. Upstairs are four bedrooms with an en-suite to master and family bathroom.

Benefiting further from pretty front and rear gardens plus off road parking.

This really is a beautiful home and must be seen!!!





### Entrance

Entered via an obscure glazed door into:

### Porch

uPVC double glazed windows, travertine tiled flooring, door to:

Lounge 5.21m X 3.73m  
uPVC double glazed windows x2, radiator x2, solid oak flooring, coved ceiling with spotlights, wall mounted electric fire with marble hearth, archway through to:



Sitting Room 4.03m X 2.41m  
uPVC double glazed window, solid oak flooring, radiator, coved ceiling with spotlights.



Dining Room 3.53m X 2.36m  
Travertine tiled floor, radiator, coving to ceiling, door to understairs storage cupboard, opening through to:



Conservatory 2.92m X 2.75m  
uPVC double glazed windows, uPVC double glazed door, travertine tiled floor.





## Landing

Access to loft, radiator, coving to ceiling with spotlights.

Master bedroom 3.51m X 3.25m  
Upvc double glazed window, radiator, built-in wardrobes and dressing table, coving to ceiling, door to:



En-suite 1.90m X 0.93m  
Fitted with a three piece suite comprising of W.C, wash hand basin and shower, tiled walls, radiator, tiled floor, uPVC double glazed window.

Bedroom two 4.32m 3.23m X 2.68m  
uPVC double glazed window, radiator, coving to ceiling.



Bedroom Three 3.51m X 2.35m  
uPVC Double glazed window, radiator, door to storage cupboard, built-in storage area.

Bedroom Four 2.69m X 2.23m max  
Double glazed window to rear, radiator, coved ceiling.



## External

This beautiful home is set at the end of a cul-de-sac on a corner plot with well maintained front, side and rear gardens along with a driveway. The rear garden has been mainly laid to lawn with a paved Indian Sandstone patio. Benefiting further from an outside W.C with wash hand basin, tiled floor and skylight window.

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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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92+	A		
81-91	B		81   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		