



## 3 Beds, Semi-Detached, Freehold, £250,000

### Forest House, The Rhyd

3EA - Three Estate Agents are delighted to offer to the market this very well presented, three bedroom, semi-detached property with converted loft space in George Town, Tredegar.

### Features

- ▀ LOUNGE/DINER
- ▀ KITCHEN/DINER
- ▀ UTILITY ROOM
- ▀ ATTIC ROOM
- ▀ FRONT & REAR GARDENS

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The property briefly consists of an entrance hallway with carpet to floor.

There is a spacious lounge/diner with solid wood flooring, french doors to rear garden and a feature fire place.

The modern fitted kitchen/diner has ample units, integrated oven, hob and extractor hood with ceramic tile effect cushioned flooring. Located off this room there is large utility room also with ceramic tile effect cushioned flooring.

To the first floor there are three bedrooms all with carpet to floor, two are double bedrooms with one single. The master bedroom benefits from a walk in wardrobe.

Also on the first floor there is a modern bathroom with ceramic tiles to floor, ceramic tiles to walls, L Shaped bath with shower over bath and vanity unit to the sink.

The loft space has been converted to a bedroom with carpet to floor, built in wardrobes and two Velux windows.

There is a front garden laid to lawn with the low maintenance garden benefitting from a large patio area, an area laid to artificial grass and a stone shed.

This is a very well presented family home. If you are interested then please call today to arrange a suitable day and time to view.





# 3 THREE ESTATE AGENTS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

