



## Dale Close, offers over £230,000

- Detached
- Well Presented
- Off Road Parking
- Close Links To M4
- Freehold
- 3 Bedrooms
- 2 Reception Rooms
- EPC Rating: C



 3  1  1



## About the property

Located in the sought-after Forestfach area, this attractive three-bedroom detached home offers generous living space and a bright, welcoming atmosphere throughout.

The ground floor features a spacious living room, perfect for relaxing with the family, along with a separate dining room ideal for entertaining. A practical and well-laid-out kitchen completes the downstairs accommodation, benefiting from plenty of natural light and an airy feel.

Upstairs, you'll find three generous bedrooms along with a modern family bathroom, making it an excellent choice for families or anyone needing additional space.

Outside, the property boasts a beautiful rear garden, providing a peaceful area to unwind. The well-presented front garden includes a driveway with space for at least three cars, offering ample off-road parking.

Situated close to M4 transport links, the city centre, and a range of local amenities, this home is perfectly positioned for convenience while still providing a quiet residential setting.



## Accommodation

### Dining Room

16' x 7' 5" ( 4.88m x 2.26m )

### Living Room

16' 5" x 12' ( 5.00m x 3.66m )

### Kitchen

10' 4" x 8' 1" ( 3.15m x 2.46m )

### Bedroom 1

12' 5" max x 9' 8" max ( 3.78m max x 2.95m max )

### Bedroom 2

9' 1" max x 8' 6" max ( 2.77m max x 2.59m max )

### Bedroom 3

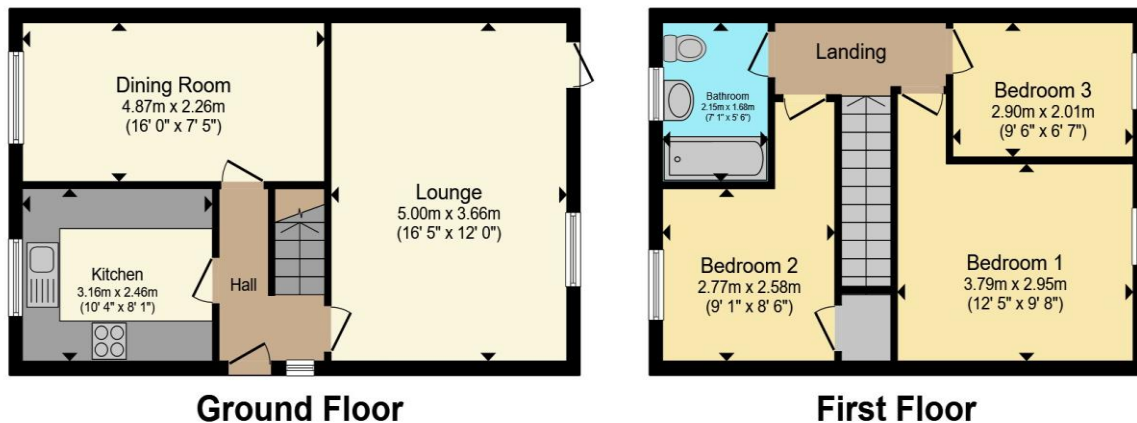
9' 6" x 6' 7" ( 2.90m x 2.01m )

### Bathroom

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## Floorplan



Total floor area 82.5 m<sup>2</sup> (888 sq.ft.) approx

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