



## Lower Ty Gwyn Road, offers in the region of £180,000

- Off Road Parking
- Large and enclosed Rear Garden
- Modernised Throughout
- Close to Local Amenities
- Excellent Transport Links
- Popular Area
- EPC Rating: C

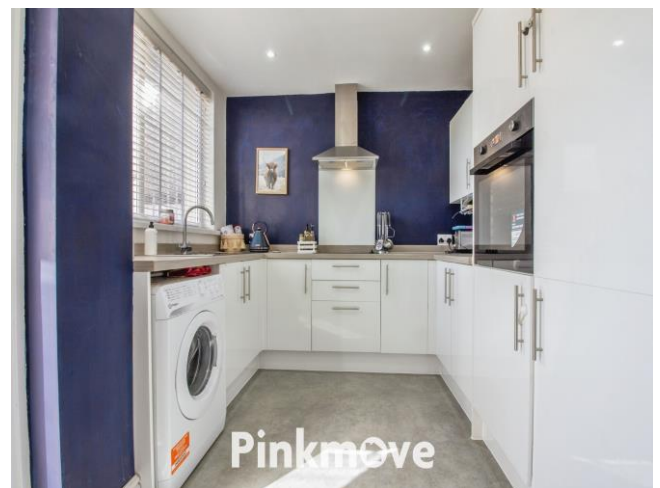


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## About the property

Explore this charming semi-detached home, now for sale. Well-maintained and designed for comfort, it features three bedrooms, an open-plan lounge and dining area, a modern kitchen, a large private rear garden, and a driveway for two vehicles.





## Accommodation

### Living Room

12' 7" x 12' 1" ( 3.84m x 3.68m )  
Max Measurements

### Dining Room

12' 7" x 8' 8" ( 3.84m x 2.64m )

### Kitchen

8' 8" x 11' 8" ( 2.64m x 3.56m )  
Max Measurements

### Bedroom 1

11' 9" x 10' 5" ( 3.58m x 3.17m )

### Bedroom 2

9' 7" x 9' 1" ( 2.92m x 2.77m )

### Bedroom 3

10' x 6' 5" ( 3.05m x 1.96m )

### Bathroom

8' 2" x 5' 5" ( 2.49m x 1.65m )  
Max Measurements

## Floorplan



Total area: approx. 85.3 sq. metres (918.6 sq. feet)  
**12 Lower Ty Gwyn Road**

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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