



jonesandredfearn.com



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£165,000

NO ONWARD CHAIN

An opportunity to acquire a 3 bed Semi Detached House sited on a popular residential estate to the east of the town centre in a cul de sac location.

The accommodation briefly affords: Entrance Hall, Lounge and Kitchen/Diner. To the First Floor: Master Bedroom with En Suite Shower Room off, 2 further Bedrooms and a Bathroom with 3 piece coloured suite. Gas Central Heating and Double Glazing.

There are garden areas to the front and rear with tarmacadam off road parking.



Front door giving access to

Entrance Hall

Lounge

11'2 x 15'6 (3.40m x 4.72m)

Kitchen/Diner

8'8 x 14'6 (2.64m x 4.42m)

FIRST FLOOR LANDING

Bedroom 1

8'6 x 10'8 (2.59m x 3.25m)

Shower En Suite Off

Bedroom 2

10'2 x 8'8 (3.10m x 2.64m)

Bedroom 3

7'6 x 5'9 (2.29m x 1.75m)

Bathroom

Exterior

There are garden areas to the front and rear with tarmacadamed off road parking space. Enclosed rear garden.

Directions

From the Agents office proceed along Russell Road and on to the Coast Road. At the Tynewydd crossroads turn right, go over the bridge and turn left into Ffordd Anwyl, continue round taking the fourth right in to Lon Bedw and then first right in to Llys Miaren and Number 11 will be found at the end on the left hand side.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 26th November 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND C - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88			
71			
A			
B			
C			
D			
E			
F			
G			
England & Wales			