

# Pant-Y-Celyn Road, £280,000

- FREEHOLD UPON SUCCESSFUL COMPLETION
- COUNCIL TAX BAND E
- NO CHAIN
- GARAGE
- SEMI DETACHED
- SUNNY GARDEN
- EPC Rating: C









# About the property

FREEHOLD UPON SUCCESSFUL COMPLETION - This splendid semi-detached house, ideal for first-time buyers and families, offers three bedrooms, a sunny enclosed garden, a garage, and driveway, with spacious interiors including a functional kitchen and two reception rooms, all under council tax band E.

## **Accommodation**

**Entrance Porch** 

Hallway

**Living Room** 

15' 6" max x 10' 9" max ( 4.72m max x 3.28m max )

**Dining Room** 

8' x 9' 8" ( 2.44m x 2.95m )

**Kitchen** 









10' 7" max x 7' 5" max ( 3.23m max x 2.26m max )

### Landing

#### Bedroom 1

11' 9" max x 10' 1" max ( 3.58 m max x 3.07 m max )

#### Bedroom 2

11' 7" max x 10' 1" max ( 3.53m max x 3.07m max )

#### Bedroom 3

7' 1" x 6' 4" ( 2.16m x 1.93m )

#### **Shower Room**

### Garage

15' 3" x 7' 6" ( 4.65m x 2.29m )

#### Gardens

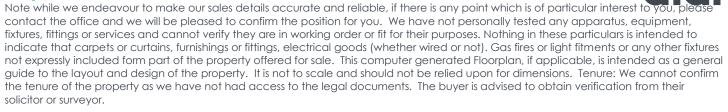


## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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