



## West Bank

**£240,000**

- Highly sought-after location. Close to public transport and local amenities
- Council Tax Band C.
- Large conservatory with natural light
- Two spacious reception rooms
- Three generous bedrooms
- Well-maintained tranquil garden
- Good road links to M4 motorway network in both directions making Cardiff and Bristol an easy commute.
- Need a mortgage? Call us today to find out how we can get you moving!
- EPC Rating: D



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## About the property

This immaculate terraced house, located in a highly desirable area close to amenities and transport. Features three spacious bedrooms, two reception rooms, a well-equipped kitchen, a large conservatory, offering a perfect blend of traditional character and modern comfort.





## Accommodation

### Hall

### Kitchen

11' 9" x 7' 2" ( 3.58m x 2.18m )

### Living Room

11' 8" x 11' 1" ( 3.56m x 3.38m )

### Dining Room

8' 2" x 9' 2" ( 2.49m x 2.79m )

### Utility Room

11' 1" x 4' 11" ( 3.38m x 1.50m )

### Conservatory

8' 10" x 19' 4" ( 2.69m x 5.89m )

### Landing

### Bedroom One

9' 2" x 12' 9" ( 2.79m x 3.89m )

### Bedroom Two

12' 1" x 11' 1" ( 3.68m x 3.38m )

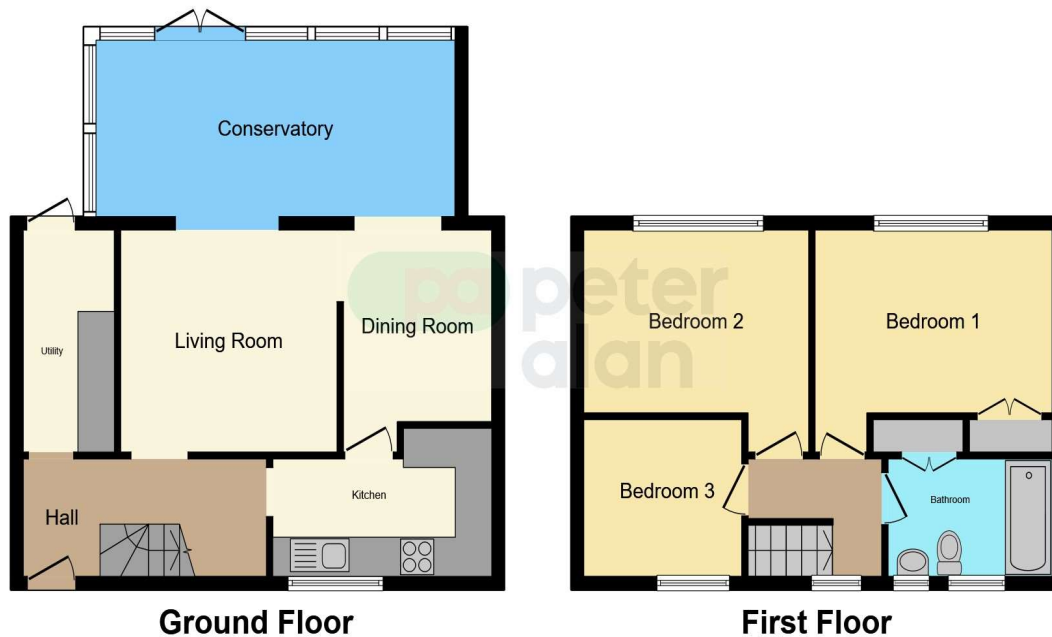
### Bedroom Three

8' 6" x 7' 10" ( 2.59m x 2.39m )

### Bathroom

5' 10" x 8' 10" ( 1.78m x 2.69m )

## Floorplan



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