



## Ffynon Wen, offers over £150,000

- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Driveway
- Great First Time Purchase
- EPC Rating: D



 3  2  2





## About the property

A spacious three-bedroom home conveniently located close to local amenities, including schools, shops, and excellent transport links such as the train station, M4, and A48.

Upon entering, the hallway provides access to the cloakroom, and stairs leading to the first floor. The front-facing kitchen is well-equipped with a range of units, space for appliances, and room for a dining table and chairs. The property benefits from two reception rooms: a rear lounge and a versatile front room, formerly a garage, currently used as a sitting room but also ideal as a dining room. Upstairs, there are three generously sized double bedrooms and a well-appointed family bathroom.

Externally, the property offers off-road driveway parking at the front and a fully enclosed garden at the rear.

This home is perfect for a range of buyers, including first-time buyers and buy-to-let investors. Viewing is highly recommended.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Cloakroom

#### Lounge

11' 6" x 14' 4" max ( 3.51m x 4.37m max )

#### Dining Room

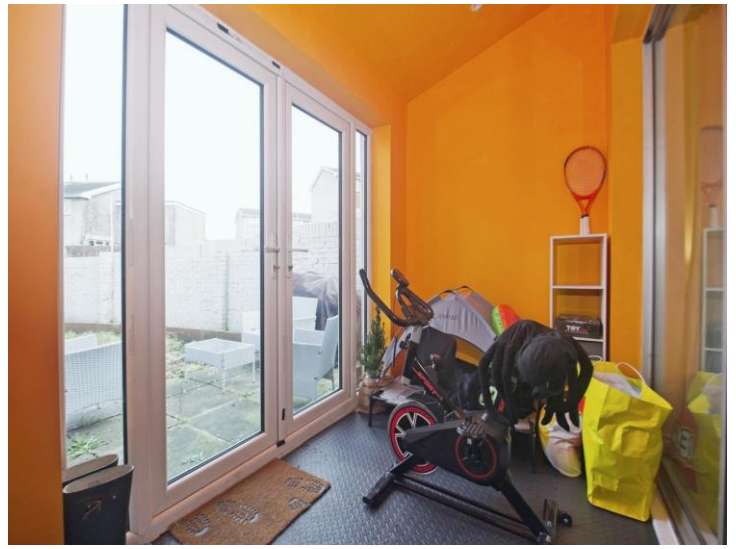
9' max x 16' 3" ( 2.74m max x 4.95m )

#### Kitchen

12' 7" x 11' 5" ( 3.84m x 3.48m )

#### Conservatory

10' x 4' 11" ( 3.05m x 1.50m )



## First Floor

### Landing

### Bedroom 1

11' 7" max x 14' 5" max ( 3.53m max x 4.39m max )

### Bedroom 2

12' 8" x 11' 6" ( 3.86m x 3.51m )

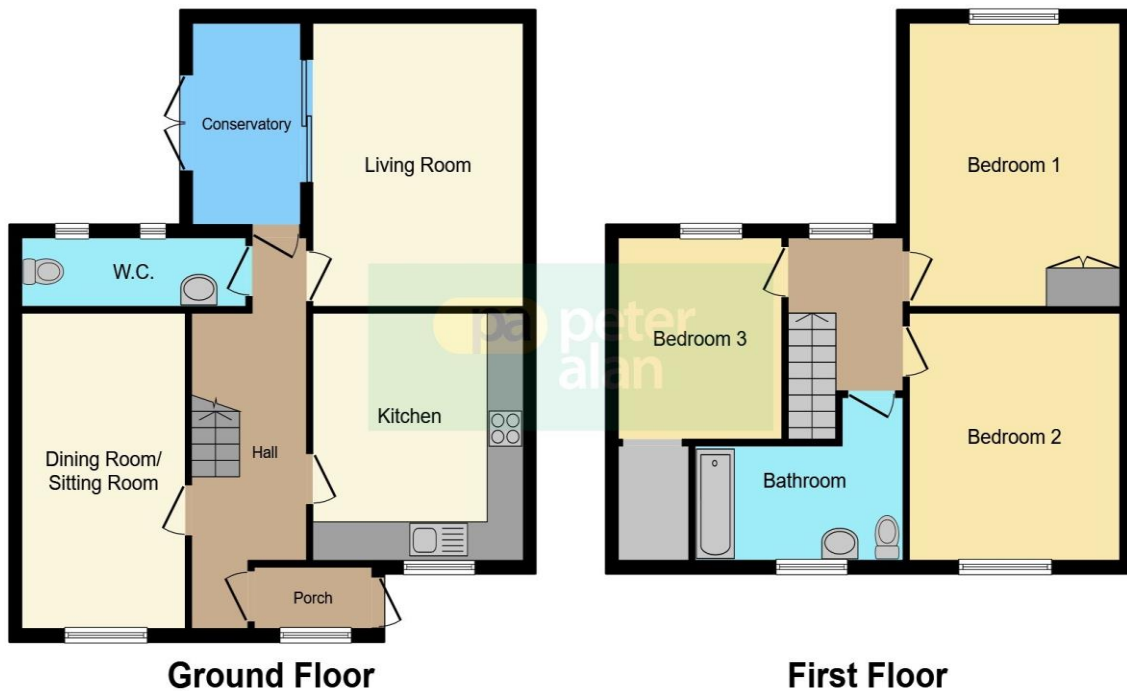
### Bedroom 3

9' 2" x 16' 2" max ( 2.79m x 4.93m max )

### Bathroom



## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.