



## Cefn Road, offers in excess of £180,000

- Deceptively large
- Three bedrooms
- Three storeys
- Sought after location
- Attractive garden
- Views over allotments to rear
- No onward chain!
- EPC Rating: D



 3  1  2



## About the property

An excellent opportunity to acquire this extended and deceptively spacious three-bedroom cottage, ideally situated in a highly convenient and sought-after location. Arranged over three storeys, the property offers versatile living accommodation full of character and charm.

The ground floor features two inviting reception rooms, providing comfortable and flexible living space. On the lower ground floor there is a well-appointed kitchen/breakfast room, a separate utility/store room, a rear porch, and a family bathroom, with direct access leading out to the garden. To the first floor are three bedrooms, all well-proportioned and filled with natural light.

Externally, the property enjoys an attractive garden with pleasant views across neighbouring allotments, offering a private and tranquil outdoor setting. Additional benefits include uPVC double glazing, gas combination central heating, and parking areas located close to the property.

The cottage lies within catchment for excellent local schools and is just a short drive from the M4, providing superb links to Cardiff, Bristol, and beyond. Offered to the market with no onward chain, this delightful home presents an ideal purchase for families, first-time buyers, or those seeking a well-connected setting.



## Accommodation

### Lounge

15' 9" x 10' 3" ( 4.80m x 3.12m )

### Dining Room

11' 3" x 12' 8" ( 3.43m x 3.86m )

### Lower Ground Floor

#### Kitchen/Breakfast Room

15' x 10' 2" ( 4.57m x 3.10m )

#### Rear Porch

#### Bathroom

#### Utility Room/Store Room

9' 4" x 10' 8" ( 2.84m x 3.25m )

### First Floor Landing

#### Bedroom One

15' 9" x 10' 5" ( 4.80m x 3.17m )

#### Bedroom Two

10' 10" x 8' 6" ( 3.30m x 2.59m )

### Bedroom Three

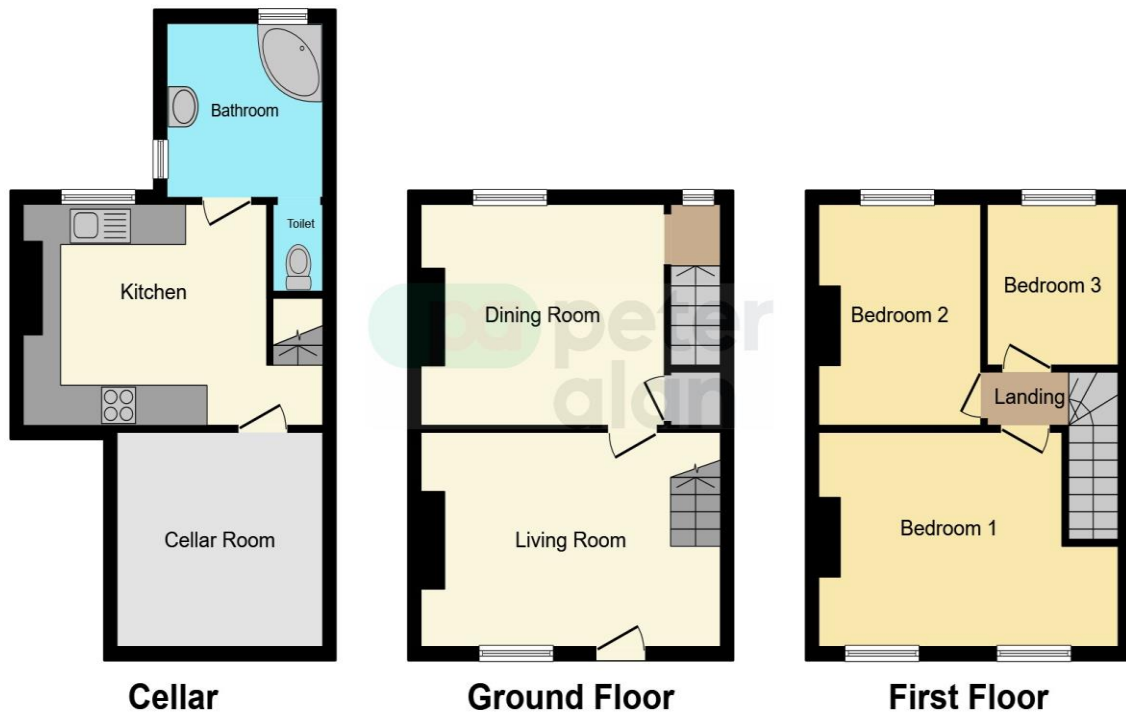
7' 8" x 6' 8" ( 2.34m x 2.03m )

### Rear Garden

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## 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](http://www.focalagent.com)



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