



## Cefn Adda Court, £220,000

- NO CHAIN
- Immaculate townhouse
- Modern kitchen with dining area
- Three double bedrooms
- Council tax band C
- EPC Rating: C



 3  2  1



## About the property

Presenting to the market this immaculate terraced house, ideally positioned for ease of access to public transport links, nearby schools, local amenities, and picturesque walking routes. This property represents a superb opportunity for first-time buyers, investors, and families alike seeking a stylish and well-maintained home.

Step inside to discover a generously proportioned separate reception room flooded with natural light through large windows, creating an inviting space to relax or entertain guests. The thoughtfully designed kitchen features ample dining space and benefits from abundant natural light, making it a perfect setting for family meals and social gatherings.

Upstairs, the property offers three spacious double bedrooms, ensuring comfortable accommodation for families or guests. The principal bedroom boasts the additional luxury of an en-suite, providing privacy and convenience. An immaculate second bathroom further enhances the comfort and practicality of this home.

With a modern EPC rating of C and situated within council tax band C, this property ensures energy efficiency and manageable outgoings. The inclusion of parking is a sought-after feature, providing valuable convenience for residents.

The combination of immaculate condition, contemporary amenities, and a highly desirable location makes this terraced house a standout choice for discerning buyers. Don't miss out on the chance to secure this exceptional home.

## Accommodation

### Lounge

14' 7" x 11' 9" ( 4.45m x 3.58m )

### Kitchen

11' 8" x 8' 9" ( 3.56m x 2.67m )

### Bedroom One

11' 8" x 8' 9" ( 3.56m x 2.67m )

### Bedroom Two

11' 8" x 8' 9" ( 3.56m x 2.67m )

### Bedroom Three

13' 1" x 8' 4" ( 3.99m x 2.54m )

### Bathroom

**Agents note:** There is a treatment plan in place for the eradication of Japanese Knotweed. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.



## Floorplan



## 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.

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