



## Y Berllan, ##Invalid offers in excess of £100,000

- 1 bedroom house
- Cul-de-sac location with off road parking
- Ideal First time buy or buy to let investment
- Council tax band A
- No ongoing chain
- EPC Rating: C





## About the property

Ideal for First time buyers or landlords is this 1 bedroom house, offered with vacant possession and no ongoing chain this property benefits from a recently installed combi boiler and come with a valid EICR and gas safe certificate.

## Accommodation

### Porch

Porch area to the front of the property with utilities storage to the side.

### Lounge/Diner

15' 7" max x 13' 1" max ( 4.75m max x 3.99m max )

UPVc double glazed windows to the front and side of the property. Laminate flooring, 2 x radiators, carpeted metal spiral staircase to the first floor, door to the kitchen area.

### Kitchen

6' 7" x 5' 10" ( 2.01m x 1.78m )

UPVc double glazed window to the front of the property, range of matching wall and base units with laminate worktops over. Stainless steel sink with mixer taps, and part tiled walls. Built under electric over with electric hob. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer.



## First Floor

Small carpeted landing area with doors to both the bedroom and the bathroom.

## Bedroom

13' 1" x 7' 11" plus wardrobe recess ( 3.99m x 2.41m plus wardrobe recess )

UPVc double glazed window to both the front and side of the property. Fitted carpets, built in double wardrobe with sliding mirrored doors. Built in airing cupboard housing recently installed wall mounted combi boiler.

## Bathroom

UPVc double glazed window to the front of the property fitted with obscured glazing, Vinyl flooring. Wash hand basin, WC and separate shower cubicle comprising; tray, wall mounted shower and glass enclosure. Radiator and shaver power points.

## Externally

Access to the rear with paved path to the front door. Private garden laid to lawn offering potential to landscape or simply offering space to add a conservatory.

There is also allocated tandem parking for 2 cars included with the property.

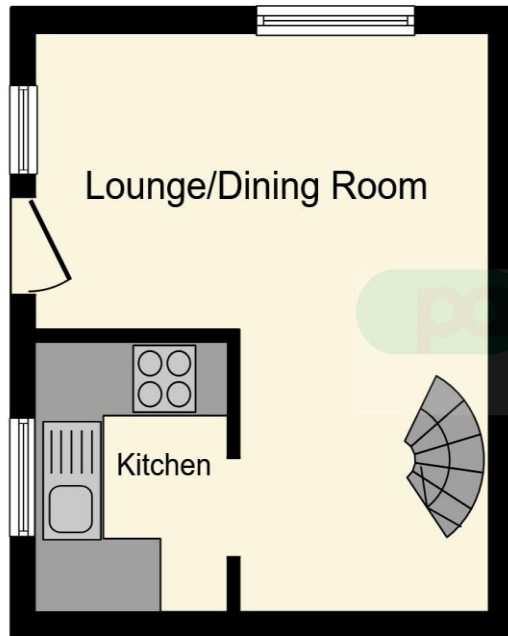
## Additional Information

This property complies with current Rent Smart Wales regulation with a new boiler having been installed in March 2024 complete with gas safe certification and warranty. The 5 year EICR is dated March 2023 and the property has wired smoke detectors installed.

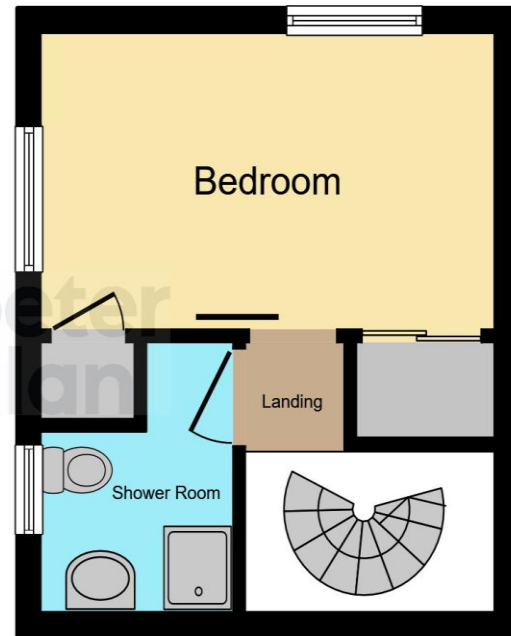
01792 798201

morrison@peteralan.co.uk

## Floorplan



**Ground Floor**



**First Floor**

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