



## Heol Ysgyfarnog, £270,000

- Sought after location in Birchgrove
- Detached Property
- Well maintained Front and Rear Garden
- Lots of potential
- Close to M4 Corridor
- EPC Rating: C



 3
  2
  1



## About the property

3 Bedroom Detached Home with Garage and Driveway in the Sought-After Area of Birchgrove.





# Accommodation

**Entrance Hall**

**Cloakroom**

**Lounge**

15' Max x 12' Max ( 4.57m Max x 3.66m Max )

**Kitchen/Diner**

15' x 8' 8" ( 4.57m x 2.64m )

**Landing**

**Bedroom One**

18' 2" Max x 11' 5" Max into doorway ( 5.54m Max x 3.48m Max into doorway )

**En-Suite**

**Bedroom Two**

12' 7" to wardrobe x 8' ( 3.84m to wardrobe x 2.44m )

**Bedroom Three**

8' x 11' 1" Max ( 2.44m x 3.38m Max )

**Bathroom**

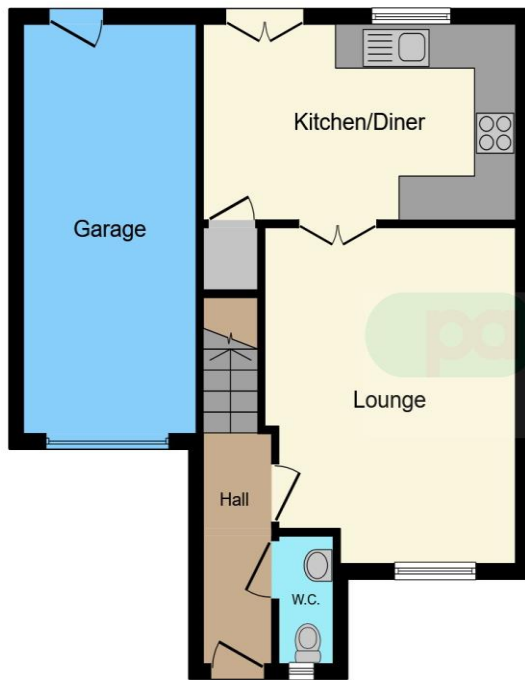
**Garage**

8' 3" x 18' 3" ( 2.51m x 5.56m )

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## Floorplan



**Ground Floor**



**First Floor**

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