



## Trallwn Road, offers in excess of £120,000

- No Ongoing Chain
- Fully Enclosed Rear Garden
- Close to M4 Corridor
- Close To Local Schools
- Two Well-Proportioned Bedrooms
- EPC Rating: D



 2  1  1





## About the property

An excellent opportunity for first-time buyers or those looking for a comfortable home in a well-established residential area. This well-presented two-bedroom end of terrace property is move-in ready and offers a practical layout with plenty of potential.

To the front, the home features a front garden that adds kerb appeal, along with convenient side access leading to a large rear garden, ideal for pets and family activities.

Inside, the property is bright and welcoming, featuring a recently renovated kitchen with modern fittings and a clean, contemporary finish. The accommodation includes two well-sized bedrooms, a spacious lounge, and a neatly presented bathroom, making it an easy home to settle into from day one.



## Accommodation

### Hall

10' 6" x 5' 4" ( 3.20m x 1.63m )

### Lounge

10' 6" x 18' 8" ( 3.20m x 5.69m )

### Kitchen

6' 6" x 22' 11" ( 1.98m x 6.99m )

### Landing

8' 3" x 8' 4" ( 2.51m x 2.54m )

### Bedroom One

9' 11" x 18' 8" ( 3.02m x 5.69m )

### Bedroom Two

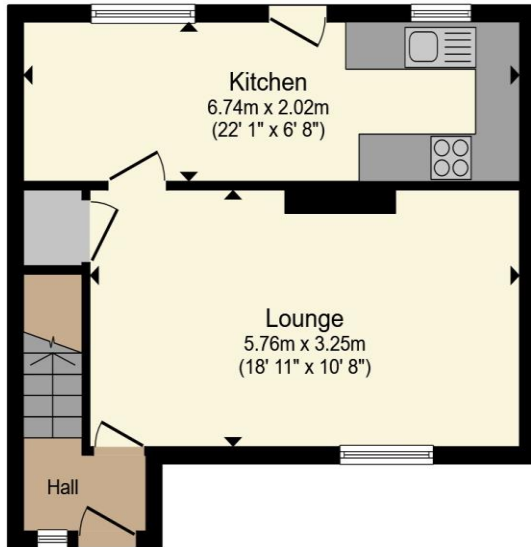
8' 7" x 12' 4" ( 2.62m x 3.76m )



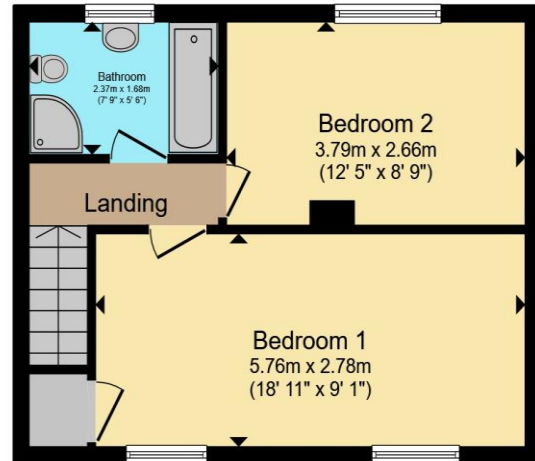
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 74.2 m<sup>2</sup> (799 sq.ft.) approx

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