



## Dyfrig Close, £260,000

- Quiet Cul-De-Sac Location
- Driveway and Garage
- Recently Renovated Garden
- Back Access to Trelai Park
- Two Reception Rooms
- **This Property is owned by a staff member or associate of a staff member of Peter Alan Ltd.**
- EPC Rating: C



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## About the property

Located in the sought after area of Ely and situated within a quiet Cul-De-Sac is this three bedroom semi-detached property. With direct back access onto Trelai Park for public walks and amenities, this property is also a short walk from shops and transport links. Internally the property comprises entrance porch, hallway, lounge, kitchen and dining room/reception room. To the first floor are three bedrooms and a family bathroom. To the rear of the property is a recently renovated low maintenance garden with side/back access and entrance into the garage. To the front of the property is a generous sized driveway and front garden. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

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## Accommodation

### Entrance Porch

### Hallway

### Lounge

11' 9" x 11' 8" ( 3.58m x 3.56m )

### Dining Room

12' 6" x 11' 5" ( 3.81m x 3.48m )

### Kitchen

18' 9" x 15' 3" ( 5.71m x 4.65m )



**Landing**

**Rear Garden**

**Master Bedroom**

13' 3" plus bay x 9' 3" ( 4.04m plus bay x 2.82m )

**Garage**

**Bedroom Two**

12' x 9' 7" ( 3.66m x 2.92m )

**Bedroom Three**

7' 4" x 7' 7" ( 2.24m x 2.31m )

**Bathroom**

## 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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