



## Talybont Road, £180,000

- Large Garden
- Corner plot
- Two bedrooms
- Shower room
- Cloakroom
- Large rear garden
- EPC Rating: D



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  1





## About the property

Situated in the lower end of Caerau with close proximity to local amenities and major transport links up to the Culverhouse Cross or into town.

The property comprises entrance hallway, lounge to front with bay window, cloakroom and kitchen leading to large rear garden. To the first floor are three bedrooms and shower room.





## Accommodation

### Lounge

13' 5" x 12' 8" ( 4.09m x 3.86m )

### Kitchen

15' 10" x 5' 11" ( 4.83m x 1.80m )

### Bedroom One

10' 9" x 10' 7" ( 3.28m x 3.23m )

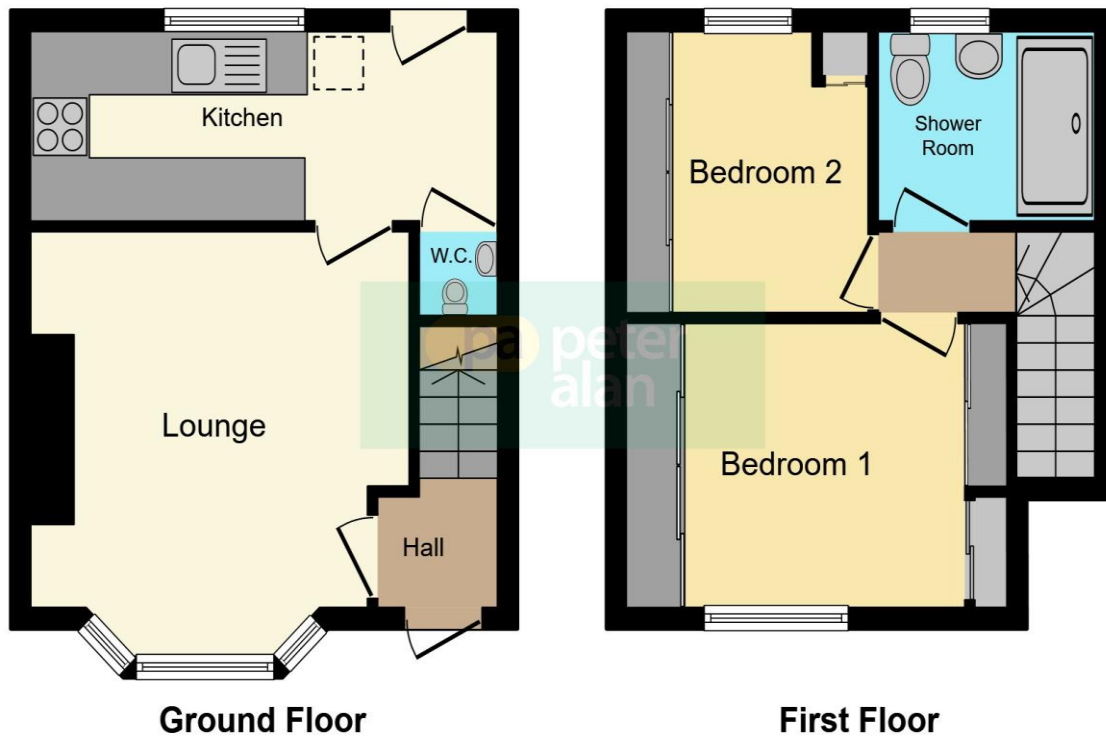
### Bedroom Two

10' x 9' 5" ( 3.05m x 2.87m )

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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