



## Coed-Yr-Ynn, £300,000

- Two Double Bedrooms
- Bay Fronted Semi-Detached Bungalow
- Off Road Parking
- Close to Public Transport/Amenities
- No Ongoing Chain
- EPC Rating: D



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## About the property

Situated within walking distance of shops and public transport with no ongoing chain. A two double bedroom bay fronted semi-detached bungalow with no ongoing chain. A good size rear garden and off road parking.

## Accommodation

### Entrance Hall

### Lounge

13' 1" maximum x 12' 9" ( 3.99m maximum x 3.89m )

### Kitchen

10' 9" x 8' 3" ( 3.28m x 2.51m )



**Bathroom**

7' 6" x 6' 7" ( 2.29m x 2.01m )

**Bedroom One**

14' 7" maximum x 10' 4" ( 4.45m maximum x 3.15m )

**Bedroom Two**

11' 8" x 10' 6" ( 3.56m x 3.20m )



**Outside**

**Driveway**



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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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