



## Bryn Derwen, £210,000

- Council Tax Band - C
- NO CHAIN
- REAR GARDEN
- POPULAR LOCATION
- IDEAL FIRST TIME BUY
- INVESTMENT OPPORTUNITY
- EPC Rating: D



2 0 0



## About the property

No Chain! A two double bedroom semi-detached property situated within Radyr School Catchment and providing easy access to the M4, A470, city centre and Taff Trail.

## Accommodation

### Entrance Hall

### Lounge

12' 10" x 12' 5" ( 3.91m x 3.78m )

### Kitchen/ Diner

12' 8" x 9' 9" ( 3.86m x 2.97m )

Double glazed window and door to rear garden, fitted modern wall and base units with worktops incorporating a sink unit with drainer, plumbed for washing machine, gas cooker point, tiled floor, textured ceiling.

### Bedroom One

12' 8" x 7' 2" ( 3.86m x 2.18m )



## Bedroom Two

12' 5" x 7' 6" ( 3.78m x 2.29m )

Double glazed window to rear, fitted storage, radiator, fitted carpet, coved and textured ceiling.

## Bathroom

Double glazed window to side, White suite with panelled bath and mixer tap/shower attachment, wash hand basin and storage, low level w.c., radiator, fitted carpet, coved and textured ceiling.

## Outside

There is a lawned private rear garden with enclosed fencing and a patio area. Parking to the rear.

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## Floorplan



## Important Information

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