



## Dyfan Road, ##Invalid £200,000

- LARGER THAN AVERAGE PLOT TO FRONT AND REAR
- POTENTIAL TO EXTEND TO FRONT, SIDE AND REAR \*stpp\*
- 3 DOUBLE BEDROOMS
- Council Tax - Band C
- NO ONGOING CHAIN
- EPC Rating: D



 3  1  2



## About the property

NO CHAIN - LARGER THAN AVERAGE PLOT TO FRONT AND REAR - POTENTIAL TO EXTEND TO FRONT, SIDE AND REAR \*stpp\*. Close proximity to local amenities & transport links. In need of modernisation.

## Accommodation

### Entrance Hallway

Enter via UPVC glazed door, power points, radiator, stairs ascending to first floor.

### Utility Room

Space for utilities, tiled areas, power points, window to rear.

### Kitchen

12' 5" x 7' 10" ( 3.78m x 2.39m )

Matching wall and base units with complimentary work tops, inset sink, drain and mixer tap, inset gas hob, oven and overhead cooker hood, space for utilities, power points, window to rear aspect, door leading to rear garden.

### Living Room

13' 9" max x 11' 5" max ( 4.19m max x 3.48m max )

Fitted carpet, TV point, power points, radiator, bay window to front.





### Dining Room

13' 4" max x 9' 3" ( 4.06m max x 2.82m )

Fitted carpet, power points, radiator, window to front.

### First Floor Landing

Fitted carpet, access to boarded loft \*POTENTIAL TO CONVERT LOFT stpp\*, fitted cupboard housing combi boiler.

### Bedroom One

12' 8" max x 11' 5" ( 3.86m max x 3.48m )

Fitted carpet, fitted cupboard, power points, radiator, window to front.

### Bedroom Two

12' 7" max x 8' 5" ( 3.84m max x 2.57m )

Fitted carpet, fitted wardrobes, power points, radiator, window to front.

### Bedroom Three

12' 7" x 8' 11" ( 3.84m x 2.72m )

Fitted carpet, power points, radiator, window to rear aspect.

### Shower Room

W.C., wash hand basin, walk in shower, splash back tiled areas, radiator, window to rear aspect.

### Outside

#### To The Front

LARGER THAN AVERAGE PLOT TO FRONT. Driveway for multiple vehicles. Side access to rear.

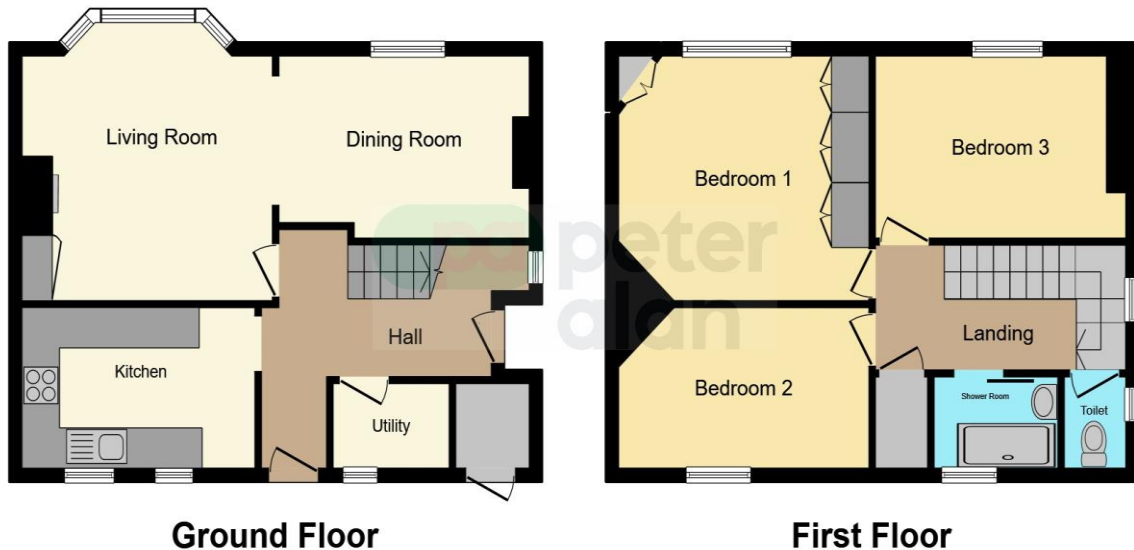
#### To The Rear

\*Potential to extend stpp\* Side access to front.

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## Floorplan



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