



## Clos Maes Dyfan, £225,000

- COUNCIL TAX BAND - D
- LARGER THAN AVERAGE REAR GARDEN
- PERFECT FIRST TIME BUYER/INVESTMENT
- CLOSE TO LOCAL AMENITIES & LINK ROADS TO M4
- 
- SPACE TO WORK FROM HOME
- NO ONGOING CHAIN
- EPC Rating: B



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## About the property

LARGER THAN AVERAGE REAR GARDEN - NO ONGOING CHAIN - Briefly comprising of hallway, open plan kitchen/ breakfast area/ living room, cloakroom, landing, 2 bedrooms, bathroom 2nd floor landing, master bedroom, driveway to front, larger than average rear garden.

## Accommodation

### Hallway

Composite door, wood effect flooring, radiator, power points, stairs to 1st floor.

### Kitchen/ Living Room

22' 10" max x 12' 3" max ( 6.96m max x 3.73m max )

Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, inset gas hob, oven and cooker hood, space for fridge freezer, space for utilities, splash back tiled areas, power points, fitted breakfast bar, T.V. point, radiator, French doors to Rear Garden, glazed window to front, door to Cloakroom.

### Cloakroom

W.C, wash hand basin, splash back tiled areas.



### First Floor Landing

Carpet, power points, radiator, stairs to 2nd floor.

### Bedroom Two

12' 3" max x 7' 10" max ( 3.73m max x 2.39m max )

Carpet, power points, radiator, glazed window to rear aspect.

### Bedroom Three

7' 9" max x 5' 6" max ( 2.36m max x 1.68m max )

Carpet, power points, radiator, glazed window to front aspect. \*Space for Home Office\*

### Bathroom

W.C, wash hand basin, bath with over head shower, splash back tiled areas, radiator, glazed window to side aspect.

### Second Floor Landing

Carpet, fitted storage cupboard.

### Bedroom One

15' 7" max x 9' 2" max ( 4.75m max x 2.79m max )

Carpet, power points, radiator, sky light to front and rear aspect.

### To The Front

Driveway to front, access to rear.

### To The Rear

Larger than average rear garden. Patio area, artificial grass, decking, outside tap, access to rear.

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## Floorplan



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