



## Ty Camlas Y Rhodfa, guide price £160,000

- DIRECT WATER VIEWS
- COUNCIL TAX D
- PRIVATE BALCONY
- 2 DOUBLE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- SEPARATE KITCHEN/ DINER - LIVING ROOM
- EPC Rating: C



 2  2  1



## About the property

TOP FLOOR \*NEW BOILER\* - Briefly comprising of communal entrance, stairs ascending to upper floors, inner hallway, living room, private balcony, kitchen/ diner, 2 double bedrooms, en suite to master, family bathroom, 2 under-croft parking spaces.

## Accommodation

### Entrance

### Inner Hallway

Wall mounted telecom, fitted carpet, power points, radiator, fitted storage cupboard, fitting airing cupboard, glazed window to rear aspect.

### Living/ Dining Room

18' 3" x 13' 11" ( 5.56m x 4.24m )

T.V. point, power points, radiator, fitted carpet, glazed doors to Balcony with \*DIRECT WATER VIEWS\*

### Balcony

Plenty of space for table and chairs, DIRECT WATER VIEWS.

### Kitchen/ Breakfast Room

10' 1" x 8' 2" ( 3.07m x 2.49m )





Matching wall and base units with complimentary work tops, inset sink, drain and mixer tap, inset gas hob, oven and cooker hood, washing machine and fridge freezer to remain, power points, splash back tiled areas, cushioned vinyl flooring, glazed window to rear aspect.

### Bedroom One

13' 1" Max x 12' 4" Max ( 3.99m Max x 3.76m Max )

Fitted wardrobes to remain, fitted carpet, power points, radiator, glazed window to front aspect, door leading into En Suite;-

### En Suite

W.C., wash hand basin, shower cubicle, splash back tiled areas, shaving power points, radiator, glazed window to front aspect.

### Bedroom Two

9' 8" x 9' 5" ( 2.95m x 2.87m )

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

### Family Bathroom

W.C., wash hand basin , bath, splash back tiled areas, shaving power points, radiator, glazed window to rear.

### Outside

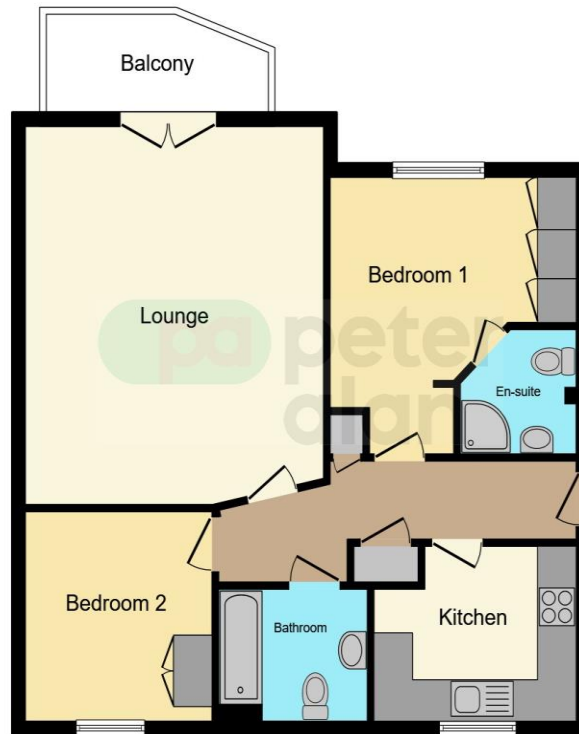
### Parking

2 Undercroft parking spaces.

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## Floorplan



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