



## Llwyn David, ##Invalid £140,000

- Council Tax Band - C
- CLOSE TO THE GOODSHEDS, SUPERMARKETS, TRAIN STATION
- OLD WATERFRONT LOCATION
- SEPARATE KITCHEN & LOUNGE
- TWO DOUBLE BEDROOMS
- EPC Rating: C



 2  1  1





## About the property

2 DOUBLE BEDROOMS - CLOSE TO GOODSHEDS, SUPERMARKETS, TRAIN STATION - IDEAL FIRST TIME BUY / INVESTMENT. Accommodation comprises of entrance hallway, lounge, separate fitted kitchen, two double bedrooms, bathroom.

## Accommodation

**Entrance** Enter via intercom to the first floor, storage in hallway allocated to flat.

### Lounge

10' 7" x 17' 3" ( 3.23m x 5.26m )

Fitted blinds, window to front, French doors with Juliet balcony, laminate wood effect herringbone floor.

### Kitchen

8' 6" x 10' 5" ( 2.59m x 3.17m )

Fitted cupboards with complimentary worktops, window, fitted oven with hob and cooker hood, space for appliances.



### Bedroom 1

11' 2" x 10' 6" ( 3.40m x 3.20m )

Window to rear, carpet.

### Bedroom 2

10' 9" x 9' 2" ( 3.28m x 2.79m )

Window to rear, carpet, storage cupboard.

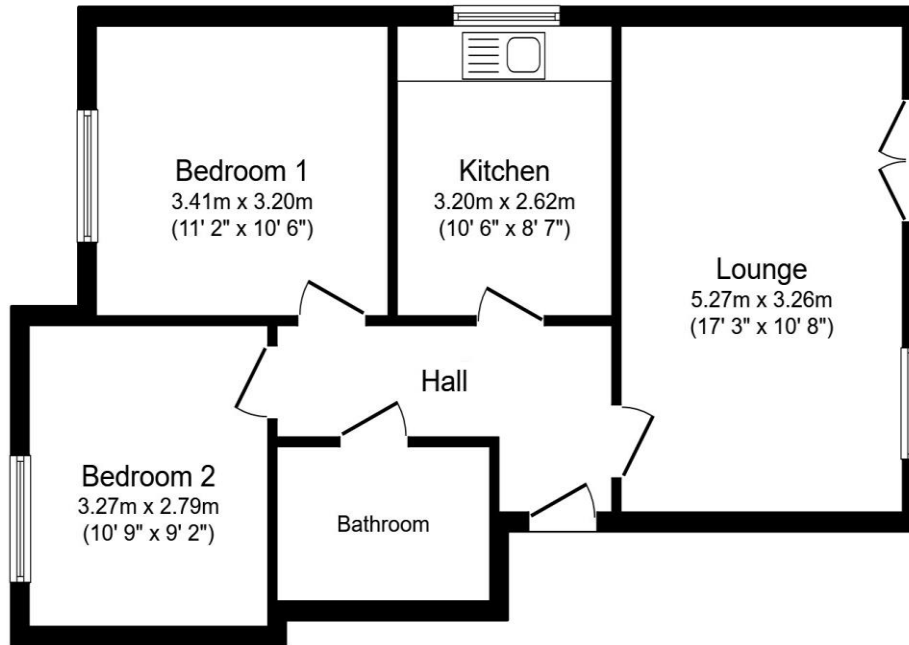
### Bathroom

Fitted bath with overhead shower, WC, tiled floor and walls.

### Parking

2 parking spaces

## Floorplan



**Floor Plan**  
Floor area 57.2 m<sup>2</sup> (616 sq.ft.)

TOTAL: 57.2 m<sup>2</sup> (616 sq.ft.)

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