

# Heol Cilffrydd, £140,000

- IDEAL FIRST TIME BUY / INVESTMENT
- 2 DOUBLE BEDROOMS
- NO ONGOING CHAIN
- Council Tax Band C
- WATER FRONT
- EPC Rating: C









# About the property

NO CHAIN - Benefiting from electric heating and double glazing. Comprising of communal entrance, private entrance to apartment, hallway, store room, open plan living / kitchen room with juliet balcony, master bedroom, 2nd bedroom and, family bathroom. Allocated parking.

## **Accommodation**

#### **Entrance Hall**

#### Lounge

14' 11" max x 13' 2" max ( 4.55m max x 4.01m max )

#### **Kitchen**

8' 11" x 8' 6" ( 2.72m x 2.59m )

#### **Bedroom One**

12' 6" max x 10' 3" max ( 3.81m max x 3.12m max )

#### **Bedroom Two**

12' 6" x 7' 10" ( 3.81m x 2.39m )

#### **Bathroom**



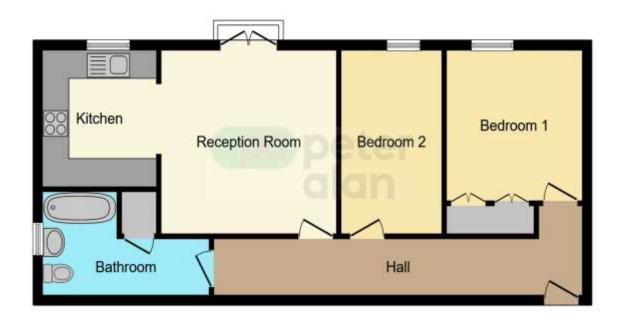






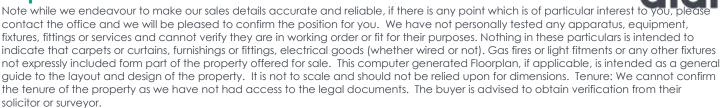


### **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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