



## Brynteg Avenue, offers in the region of £160,000

- Council Tax Band - B
- Newly Fitted Kitchen in 2022
- Spacious reception room
- Neutral décor throughout
- Practical utility room
- Excellent public transport links
- Proximity to local schools
- Fitted Kitchen Appliances
- EPC Rating: D



 3  1  1





## About the property

We are delighted to present this neutrally decorated, end of terrace property for sale. The residence boasts three bedrooms, a modern kitchen equipped with the latest appliances, a utility room, and a double length reception room. The property also comes with a downstairs W/C and a well-appointed bathroom.

The home has been awarded an EPC rating of 'D' and falls in the 'B' band for council tax purposes. The property condition is well-maintained and has been neutrally decorated, offering you the perfect canvas to add your personal touch. The kitchen, in particular, is a standout with fitted fridge and freezer, under counter cupboards and a fitted cooker and hob. The property also boasts a separate utility room, making everyday chores a breeze.

This property is nestled in a location that offers an array of benefits. It is in a quiet area with a strong local community, making it a peaceful place to live, yet it is not far from the hustle and bustle of life with public transport links easily accessible. The property is close to local amenities and nearby schools, making it a convenient place for families.

A unique feature of this property is its beautiful garden. This outdoor space is perfect for those who enjoy





## Accommodation

### Lounge/Diner

24' 5" x 12' 3" ( 7.44m x 3.73m )

### Kitchen

10' 5" x 7' 8" ( 3.17m x 2.34m )

### Utility

13' 1" x 8' 2" ( 3.99m x 2.49m )

### Downstairs W/C

### Bedroom One

13' 5" max x 12' 3" ( 4.09m max x 3.73m )

### Bedroom Two

11' 4" x 8' 5" to wardrobe ( 3.45m x 2.57m to wardrobe )

### Bedroom Three

8' 2" x 6' 7" ( 2.49m x 2.01m )

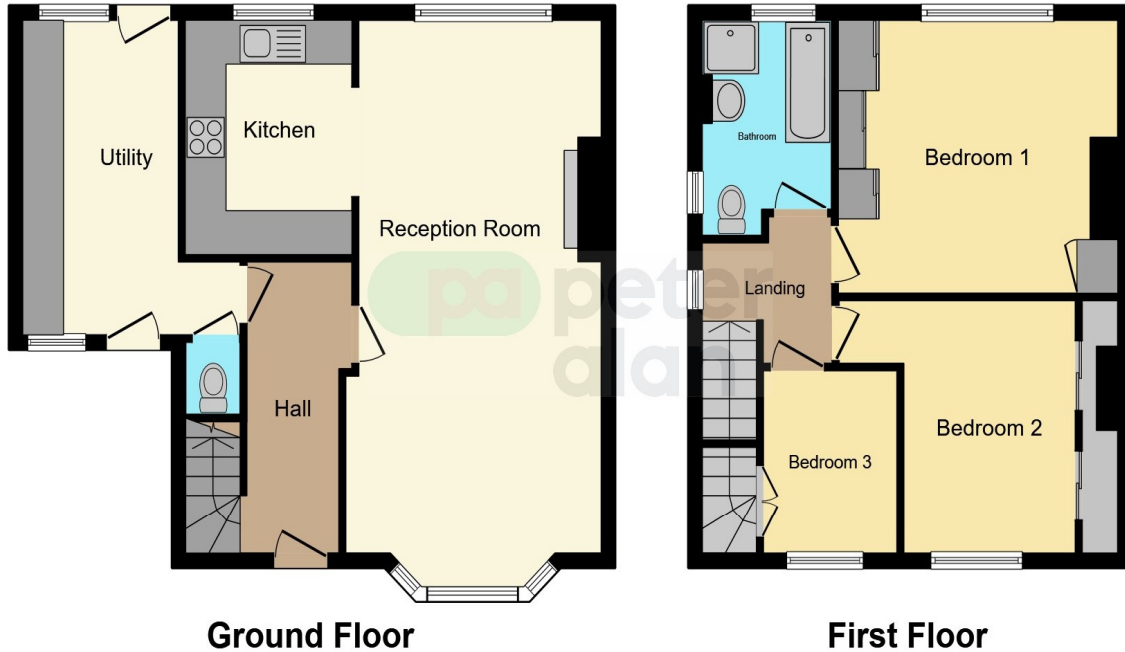
### Bathroom

### Garden

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## 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](http://www.focalagent.com)

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