



## Tredegar House

offers in excess of £150,000

- Highly sought-after location
- Allocated parking included
- Modern kitchen with natural light
- Excellent public transport links
- Local Amenities
- Immaculately presented
- Two well-proportioned bedrooms,
- EPC Rating: C



 2  1  1



## About the property

Welcome to this beautifully appointed two-bedroom flat, now available for sale in a highly sought after location. Perfectly positioned for ease of access to excellent public transport links, reputable nearby schools, and an array of local amenities, this property offers convenience and comfort in equal measure.

Upon entering the flat, you are welcomed into a spacious reception room, ideal for relaxing or entertaining guests. The modern kitchen is enhanced by generous natural light, creating a bright and airy atmosphere. With designated dining space, it is perfectly suited for both casual meals and more formal gatherings.

The two well-proportioned bedrooms offer comfortable accommodation, providing ample space for relaxation, study, or storage. The sleek bathroom is presented to a modern standard.

Enhancing the appeal of this property is the excellent EPC rating of C, ensuring greater energy efficiency and potentially lower utility costs. Additionally, this flat falls within council tax band C, providing manageable outgoings for future owners.



## Accommodation

### Entrance Hallway

### Bedroom One

8' 5" x 9' 1" ( 2.57m x 2.77m )

### Kitchen/Diner

14' 4" Max x 12' 4" Max ( 4.37m Max x 3.76m Max )

### Bathroom

### Stairs To First Floor

### Lounge

19' 6" Max x 12' 4" Max ( 5.94m Max x 3.76m Max )

### Hallway

### Bedroom Two

9' 1" Max x 11' 8" Max ( 2.77m Max x 3.56m Max )

### Ensuite

### Outside

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## Floorplan



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