



## Heol Cefn Ydfa, offers in excess of £140,000

- No chain
- Two Reception Rooms
- Three Bedrooms
- Council Tax - Band B
- Viewing Recommended
- EPC Rating: D



 3  1  3





## About the property

A three bedroom semi detached property offered for sale with no on going chain. The property is within close proximity to local schools, shops and the M4. Internally the property comprises entrance hall, lounge, dining room/lounge, kitchen, W.C and utility room to the ground floor. To the first floor are three bedrooms plus family bathroom. To the front of the property is a garden with side access leading to enclosed rear garden with patio and the remainder laid to lawn. This property has been well maintained and viewing is highly recommended. To book your appointment please call Peter Alan Bridgend on 01656 657201 or book your appointment online.



## Accommodation

<b>Hall</b>	7' 7" x 9' 2" ( 2.31m x 2.79m )
<b>Lounge</b>	<b>Bathroom</b>
12' 8" x 9' 8" ( 3.86m x 2.95m )	<b>Outside</b>
<b>Kitchen</b>	
11' x 6' 3" ( 3.35m x 1.91m )	
<b>Lounge</b>	
13' x 12' 8" ( 3.96m x 3.86m )	
<b>Toilet</b>	
<b>Utility</b>	
<b>Landing</b>	
<b>Bedroom One</b>	
12' 3" x 11' 8" ( 3.73m x 3.56m )	
<b>Bedroom Two</b>	
9' 6" x 11' 1" ( 2.90m x 3.38m )	
<b>Bedroom Three</b>	



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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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