



## Bryn-Y-Nant

£150,000

- NO CHAIN
- RENOVATION WORK NEEDED
- GARAGE
- FRONT AND REAR GARDENS
- SEPARATE LOUNGE & DINING ROOM
- THREE DOUBLE BEDROOMS
- CLOAKROOM
- EPC Rating: Awaiting



 3  1  1



## About the property

A spacious three bedroom home in need of complete renovation, the property offers a single garage, front and rear gardens, two separate reception rooms, fitted kitchen, wc, family bathroom and three double bedrooms. Offered to the market with No Chain.

## Accommodation

### Entrance Porch

Enter via upvc door to entrance hall.

### Entrance Hall

A spacious entrance hall giving access to lounge, cloakroom and kitchen. Stair case to first floor.

### Cloakroom

With low level wc, hand wash basin with chrome taps and upvc misted window.



## Kitchen

10' 3" x 9' ( 3.12m x 2.74m )

A fitted kitchen with tiled flooring, a range of matching wall and base units, space for utilities, chrome sink with mixer tap and upvc double glazed window to garden.

## Lounge

13' 2" x 10' ( 4.01m x 3.05m )

Access via wooden door with laminate flooring, wall mounted radiator and upvc double glazed window to front.

## Dining Room

13' 9" x 8' 5" ( 4.19m x 2.57m )

Access via the kitchen with door to lounge, with laminate flooring, wall mounted radiator and upvc double glazed window to front.

## Landing

With wooden floor, access to loft hatch and all rooms.

## Bedroom One

13' 10" x 8' 7" ( 4.22m x 2.62m )

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## Floorplan



Total area: approx. 83.3 sq. metres (896.8 sq. feet)

## Important Information

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