



Bryncyn, £290,000

- Council Tax - Band D
- DETACHED GARAGE
- ENCLOSED FRONT AND REAR GARDENS
- LINKS TO COMMUTER LINKS SUCH AS THE A48
- TWO RECEPTION ROOMS
- FAMILY BATHROOM AND WC
- CLOSE TO LOCAL TRANSPORT LINKS
- CLOSE TO PRIMARY AND SECONDARY



 4  2  2



About the property

Located in a quiet cul-de-sac with ease of access to a range of amenities including parks, supermarkets and schools. A well presented family home offering good living space and transport links to city centre and A48. Internally the property accommodation comprises; entrance hall, wc, lounge/dining room and kitchen to the ground floor. To the first floor are are four good size bedrooms and a family bathroom.

Outside to the front of the property you will find a spacious garden laid to lawn with a paved pathway leading to the front door, to the rear is an enclosed and easily maintained garden.

Accommodation

Entrance Hall

Lounge

14' max x 11' 9" (4.27m max x 3.58m)

Dining Room

11' 7" max x 9' 3" (3.53m max x 2.82m)

Kitchen

11' 6" max x 10' 4" (3.51m max x 3.15m)

Bedroom One



11' 10" max x 9' 11" (3.61m max x 3.02m)

Bedroom Two

11' 4" max x 9' 11" (3.45m max x 3.02m)

Bedroom Three

9' 9" x 8' max (2.97m x 2.44m max)

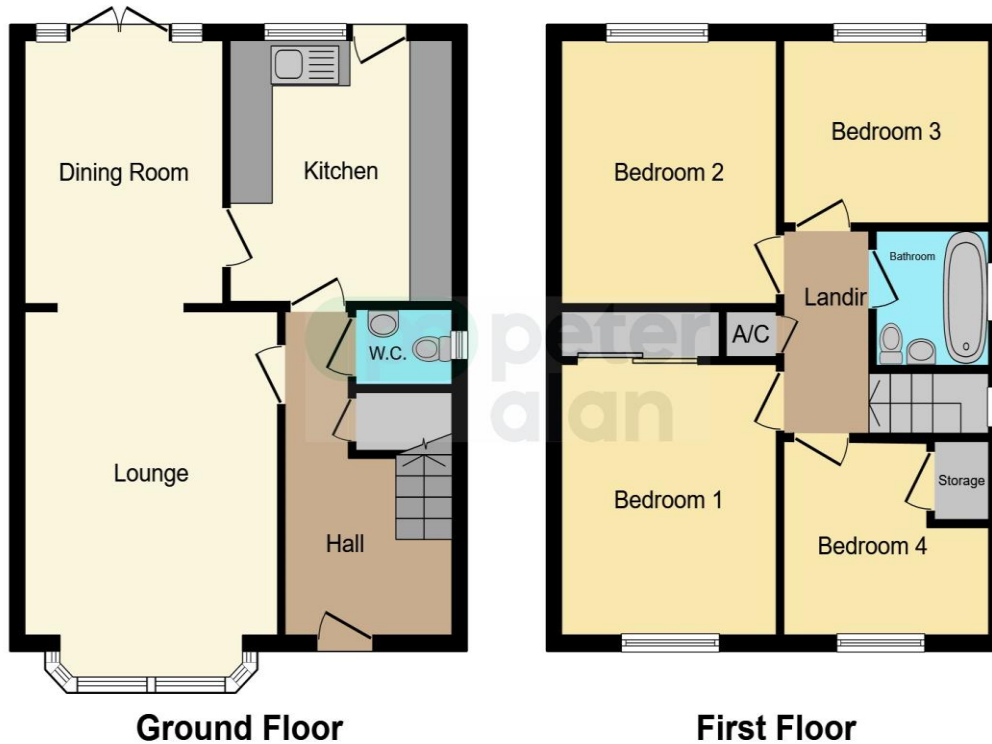
Bedroom Four

9' 10" x 8' 5" max (3.00m x 2.57m max)

Front And Rear Garden

Detached Garage

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

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let