



## Bryn-Y-Nant, £190,000

- council tax band C
- Three Bedroom Terraced House
- Convenient Residential Location
- Private Rear Yard
- Additional Garage Conversion
- EPC Rating: C



 3  1  2



## About the property

Upon entering this charming home, you are greeted by a spacious and inviting living room & dining area, perfect for family gatherings and entertaining guests. The living room features great positioned windows that allow plenty of natural light to pour in, creating a warm and welcoming ambiance. The modern kitchen is well-appointed with appliances, ample storage, and countertop space, making it ideal for cooking and dining. Upstairs, the property boasts three well-proportioned bedrooms, these are equally spacious and versatile, suitable for children, guests, or as a home office. The contemporary family bathroom is fitted with stylish fixtures and features a bathtub with an overhead shower, wash basin, and WC, the property benefits from a private rear garden, providing a peaceful outdoor space for relaxation and recreation. The garden is well-maintained and includes a patio area with a detached garage which has been semi converted into an additional room for living or an external office with ample storage separate to the rear of property.

## Accommodation

### Hallway

### Sitting Room

12' 9" Max x 10' 1" Max ( 3.89m Max x 3.07m Max )

### Dining Room

13' 7" Max x 8' 1" Max ( 4.14m Max x 2.46m Max )

### Kitchen

9' 9" Max x 8' 1" Max ( 2.97m Max x 2.46m Max )

### Bedroom 1



13' Max x 9' 8" Max ( 3.96m Max x 2.95m Max )

**Bedroom 2**

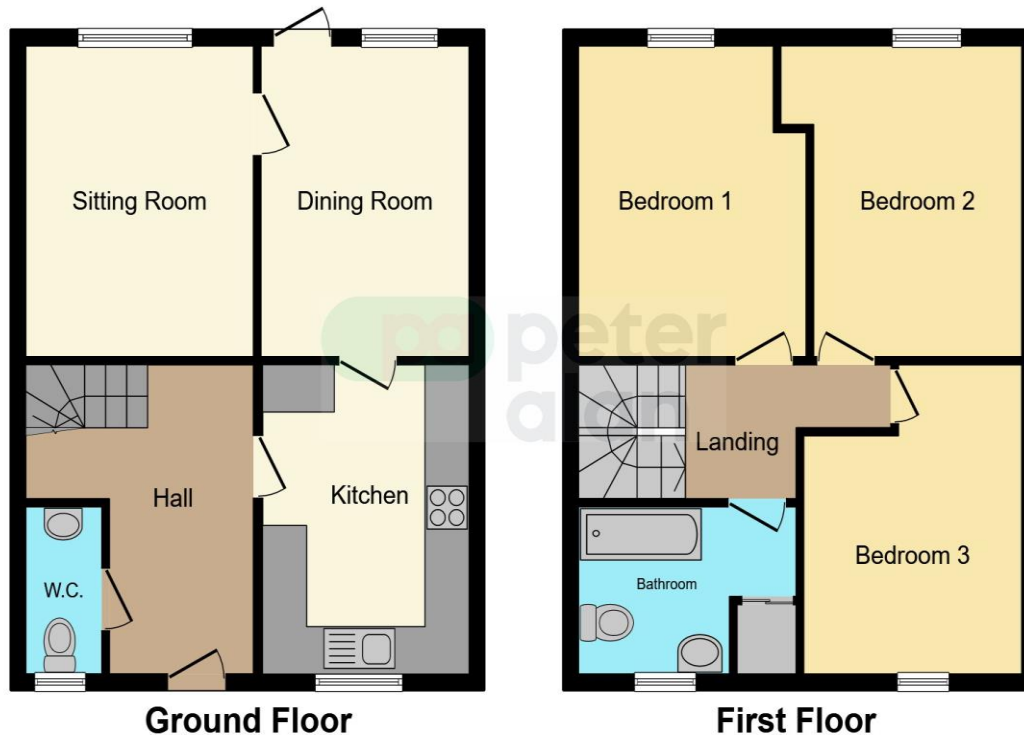
13' 6" Max x 8' 5" Max ( 4.11m Max x 2.57m Max )

**Bedroom 3**

12' 8" Max x 9' 7" Max ( 3.86m Max x 2.92m Max )

**Bathroom**

## Floorplan



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