



## Bryncyn, ##Invalid Field

£265,000

- Three Bedrooms
- South Facing Garden
- Garge
- Potential Throughout
- Fantastic Transport Links
- Council Tax Band - D
- EPC Rating: Awaited



 3  1  2





## About the property

Welcome to Bryncyn. This property is located in the heart of Bryncyn with garage access, offroad parking and sizeable suntrap garden, ideal for first time purchasers. The property benefits from excellent transport links and full of potential throughout! call us today.

## Accommodation

### Entrance Hallway

### Lounge/Dining Room

20' 3" Max x 14' Max ( 6.17m Max x 4.27m Max )

### Kitchen

11' 9" Max x 8' 4" Max ( 3.58m Max x 2.54m Max )

### Downstairs Wc

### Bedroom 1





14' 1" Max x 10' 8" Max ( 4.29m Max x 3.25m Max )

### **Bedroom 2**

14' 1" Max x 9' 4" Max ( 4.29m Max x 2.84m Max )

### **Bedroom 3**

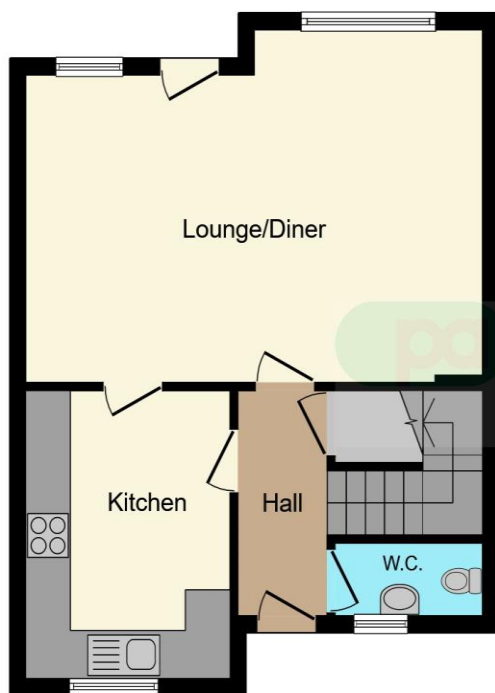
9' 3" Max x 8' 7" Max ( 2.82m Max x 2.62m Max )

### **Garage**

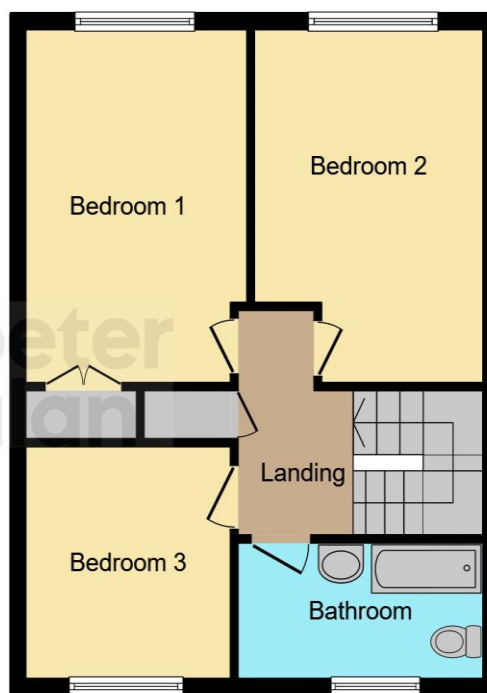
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## Floorplan



**Ground Floor**



**First Floor**

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