

# Wern Goch West, offers over £140,000

- Ground Floor
- Two Bedrooms
- Generous and Spacious Throughout
- Potential to Develop
- Fantastic Travel Links
- Local Greenery
- Local Amenities
- Council Tax Band B
- EPC Rating: C













# About the property

Welcome to Wern Goch West, this lovely ground floor two bedroom flat sold with NO CHAIN is a must see. generous throughout with reasonable charges this would make a perfect entry onto the property ladder.

# Accommodation

#### **Entrance Hallway**

#### Lounge/Diner

21' 9" Max x 16' Max ( 6.63m Max x 4.88m Max )

#### Kitchen/Breakfast Room

17' 2" Max x 11' 10" Max ( 5.23m Max x 3.61m Max )

#### **Bedroom One**

15' 6" Max x 13' 7" Max ( 4.72m Max x 4.14m Max )

#### **Bedroom Two**









13' 7" Max x 13' 7" Max ( 4.14m Max x 4.14m Max )

### Bathroom

Store

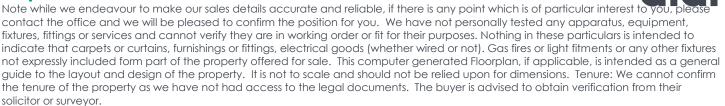


## **Floorplan**



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**



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



