



## 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**



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## Floorplan



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