



**pa**peter  
alan

## Coed-Y-Gores, offers in excess of £200,000

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDEN
- PARKING
- CLOSE TO AMENITIES
- CHAIN FREE
- EPC Rating: D



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02920 462246  
albanyroad@peteralan.co.uk



## About the property

Peter Alan are proud to present to the market this three bedroom house in Coed-Y-Gores offered to the market with no chain. This property is generous throughout with a spacious front and rear garden and three bedrooms. Comfortably comprising of entrance hallway, kitchen, open living area allowing natural light to flood the space. To the first floor you will find three bedrooms and bathroom. The property boasts a rear sun trap garden and is well maintained. Situated in Coed-Y-Gores further enhancing it's appeal with fantastic travel links and local amenities.

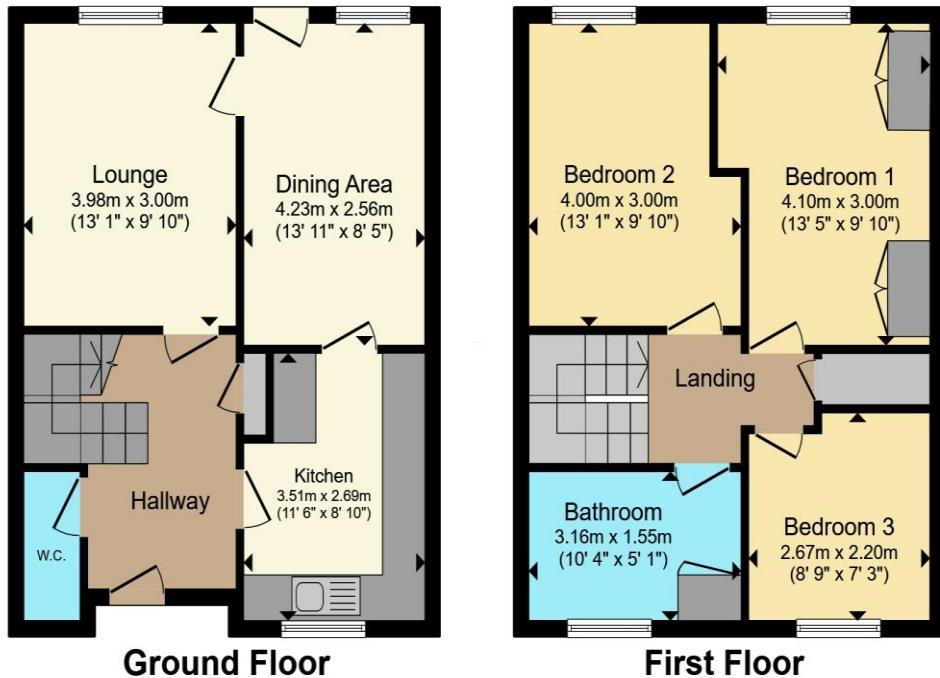


**Accommodation**

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## Floorplan



Total floor area 87.8 m<sup>2</sup> (945 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## 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.

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