



## Alnmouth Michaels from £199,995

- Two bedroom mid terrace home
- Modern open plan kitchen/diner/living room
- Family bathroom with modern fixtures and fittings
- Convenient downstairs WC
- Close to local train station
- EPC Rating: Exempt



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## About the property

This two bedroom property is a great first home if you're stepping onto the property ladder. Make your mark on the open-plan living space and create a welcoming new home to come back to after a busy day. One of the bedrooms has all the storage space you'll need for your wardrobe and the other can easily double-up as a home office or guest room.

This stunning new development brings a selection of two, three and four-bedroom homes to the Welsh village of Llanharan, close to beautiful countryside yet within easy reach of Bridgend and Cardiff.

With a number of local businesses and eateries, along with a post office, convenience stores, schools, community centre, sports facilities and train station, Llanharan is a lovely place to put down roots. The large village sits among a cluster of well-equipped towns and villages just above the M4, which leads east to Cardiff and onwards to Newport and England. This means you'll be just 30 minutes from the Welsh capital and its many shops, businesses, attractions and entertainment venues – but still within easy reach from rolling countryside, walking routes and beautiful beaches.

Get in touch for more information



## Accommodation

### Ground Floor

#### Kitchen/dining/living Room

24' 9" extending to x 12' ( 7.54m extending to x 3.66m )  
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### First Floor

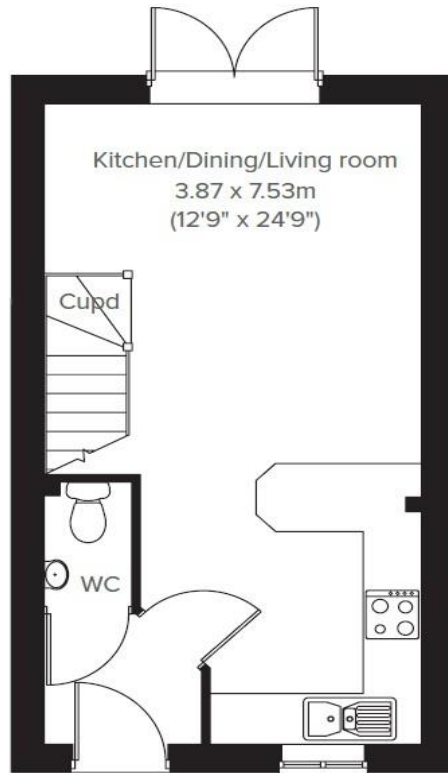
#### Bedroom One

10' 3" x 9' 10" ( 3.12m x 3.00m )

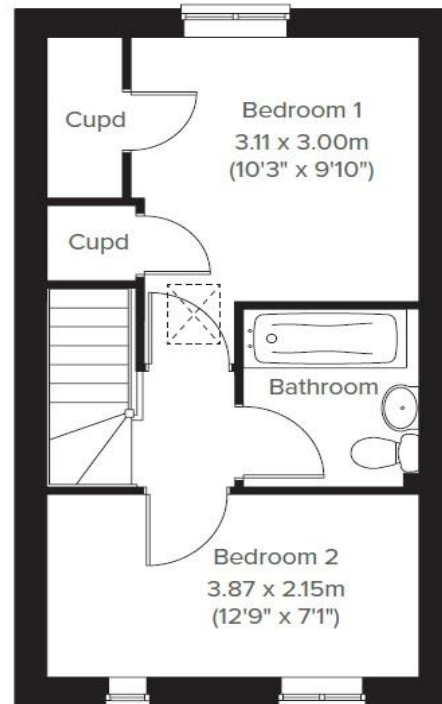
#### Bedroom Two

12' 9" x 7' 1" ( 3.89m x 2.16m )

## Floorplan



**GROUND FLOOR**



**1ST FLOOR**

## 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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