



**Glan-Yr-Afon,
Beaufort NP23 5NR**

- EPC Rating: D
- Council Tax Band - B
- Three Bedroom
- Mid Terrace
- Great Location





About The Property

A Guide Price of £120,000 to £130,000

Located in the desirable area of Beaufort, Glan Yr Afon is a charming three-bedroom mid-terrace home. This property offers comfortable living in a great location, with local amenities just a short distance away. Ideal for families or first-time buyers,

Accommodation

Porch

Living Room

9' 8" x 16' 4" (2.95m x 4.98m)

Dining Room

11' 4" x 13' 1" (3.45m x 3.99m)

Kitchen

5' 2" x 8' 5" (1.57m x 2.57m)

Bathroom

5' 2" x 8' 5" (1.57m x 2.57m)

Bedroom One

11' 1" x 9' 8" (3.38m x 2.95m)

Bedroom Two

10' 1" x 8' 2" (3.07m x 2.49m)

Bedroom Three

10' 4" x 5' 9" (3.15m x 1.75m)

Property Ref:EBV100165 - 0009

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.