

4 Tyddyn Terrace, Cerrigydrudion, LL21 9TN

£140,000

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EPC - E53

Council Tax Band - B

Tenure - Freehold

Tyddyn Terrace, Cerrigydrudion

2 Bedrooms - House - Terraced

A two bedroom mid terrace property offered for sale in the popular village of Cerrigydrudion. Comprising living and dining areas, kitchen with lean too/office area off, two bedrooms, shower room, outside area and parking
EPC - 53E, Council Tax Band - B, Tenure - Freehold



Accommodation

uPVC double glazed door leading to:

Porch

Glazed door leads to the:

Living Room

14'1" x 10'2" (4.3 x 3.1)

uPVC double glazed window to the front elevation, multi fuel burner on a quarry tiled hearth,

Dining Room

9'10" x 8'6" (3.0 x 2.6)

Double glazed window, double panel radiator, tiled floor, door to:

Inner Hallway

Turned staircase, radiator.

Kitchen

9'10" x 9'0" (3.01 x 2.75)

Fitted with a range of base and wall mounted cupboards and drawers, working surfaces, integrated oven, plumbing for automatic washing machine, stainless steel sink unit having a mixer tap, radiator.

Study/Lean To

9'10" x 6'6" (3.0 x 2.0)

Tiled floor, uPVC double glazed window and door to the rear.

Landing

Storage cupboard

Bedroom One

14'1" x 8'10" (4.3 x 2.7)

uPVC double glazed window to the front elevation, panel radiator.

Bedroom Two

10'2" x 9'0" (3.10 x 2.75)

uPVC double glazed window to the rear, double panel radiator.



Shower Room

Corner shower enclosure, pedestal wash hand basin, low level WC, double panel radiator, linen cupboard.

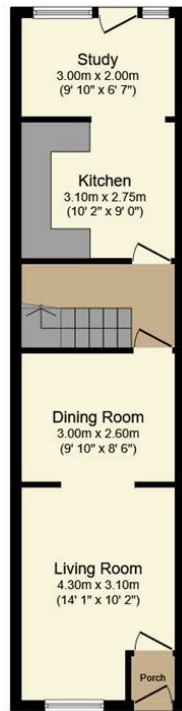
Outside

Small rear garden, timber fencing to the boundary, two timber garden sheds,

Agents Note

The heating is connected to the multi fuel burner which is not connected at the present time.





Ground Floor
Floor area 42.6 sq.m. (459 sq.ft.)



First Floor
Floor area 36.1 sq.m. (389 sq.ft.)

TOTAL: 78.7 sq.m. (848 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.