



## Gwern Gwynfael, £240,000

- Chain Free
- Two Bedrooms
- Lounge/Kitchen
- Downstairs WC
- Parking
- Garden
- EPC Rating: B



 2  1  1



## About the property

A perfect starter home in this two bedroom house located in popular Gwern Gwynfael, Capel Llanilltern. Being sold with no onward chain and benefiting from off road parking, open plan lounge kitchen, downstairs WC, family bathroom and a private garden. Viewing comes highly recommended to appreciate all on offer.



## Accommodation

**Entrance**

**Open Plan Lounge/Kitchen**

22' 2" x 12' 3" ( 6.76m x 3.73m )

**Downstairs Wc**

**Bedroom One**

12' 3" x 7' 10" ( 3.73m x 2.39m )

**Bedroom Two**

12' 3" x 7' 10" ( 3.73m x 2.39m )

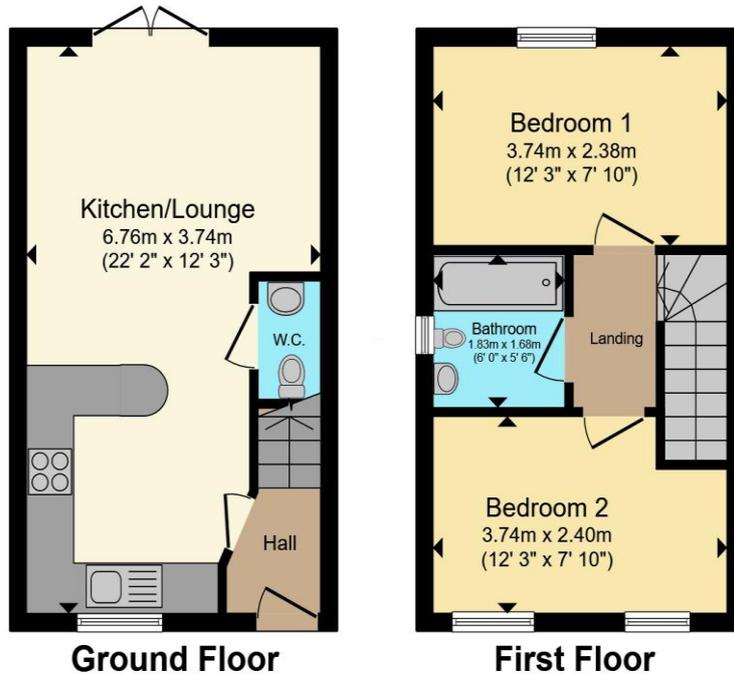
**Garden**

**Off Road Parking**

02920 612328

whitchurch@peteralan.co.uk

## Floorplan



Total floor area 50.6 m<sup>2</sup> (544 sq.ft.) approx

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