



2 Beds, Semi-Detached, Freehold, £140,000

Tylcha Wen Close

Three Estate Agents Talbot Green are delighted to present this two-bedroom home, situated in the sought-after location of Coedely.

Features

- NO CHAIN
- OFF ROAD PARKING
- LOUNGE/DINER
- FRONT & REAR GARDENS
- CLOSE TO LOCAL AMENITIES

Three Estate Agents Talbot Green are delighted to present this two-bedroom home, situated in the sought-after location of Coedely.

Upon entering, youâ€™ll find an ample sized lounge with laminate flooring and an open-plan staircase, creating a bright and inviting living space.

At the rear of the property, the modern fitted kitchen boasts ceramic tile-effect flooring, tiled walls, ample storage, and integrated appliances, including a built-in oven, hob, and extractor hood.

Upstairs, there are two bedrooms both with carpet to floor, along with a modern bathroom complete with ceramic tiles to floor and walls.

Externally, the property benefits from a driveway to the front, complemented by mature shrubs and patio slabs for easy maintenance. The low-maintenance rear garden is also landscaped with mature shrubs and a garden shed.

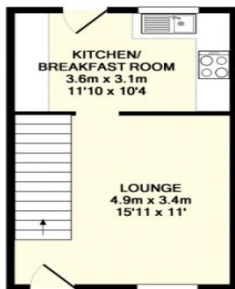
This home is an excellent choice for first-time buyers or investors. Donâ€™t miss outâ€™ call us today to arrange a viewing.



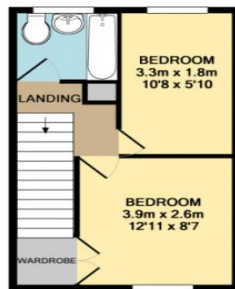




Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 26.1 SQ.M.
(281 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.1 SQ.M.
(281 SQ.FT.)

TOTAL APPROX. FLOOR AREA 52.3 SQ.M. (563 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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