



## Wern Road, offers over £95,000

- Two Bedrooms
- Three Storey
- Views to rear
- Rear Garden
- Ideal first time buyer home or investment opportunity
- EPC Rating: D



 2  1  1



## About the property

This two bedroom mid-terraced property located in the quiet residential suburb of Ystalyfera and ideal for local schools. The property is set over three floors, the basement level comprises; kitchen, dining area, bathroom and conservatory. The ground level comprises of the spacious lounge, and Juliet balcony to rear. The first floor comprises; landing, two bedrooms and an upstairs restroom.

Externally the property has a rear garden on two levels; paved, and then steps down to a grass area with mountain views. This cottage feel terraced is both an ideal investment opportunity, and first time buy. Please call a member of the team on 01792 798201 to arrange a viewing.



## Accommodation

### Ground Floor

#### Lounge

17' 4" x 11' 11" Max ( 5.28m x 3.63m Max )

#### Lower Ground Floor

#### Kitchen/Diner

11' 1" x 8' 8" ( 3.38m x 2.64m )

#### Bathroom

#### Conservatory

13' 8" x 5' 11" ( 4.17m x 1.80m )

#### First Floor

#### Bedroom One

11' 5" x 8' 11" ( 3.48m x 2.72m )

#### Bedroom Two

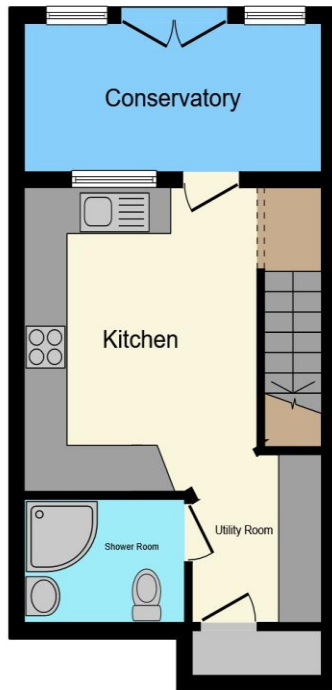
8' 6" x 5' 8" ( 2.59m x 1.73m )

#### Wc

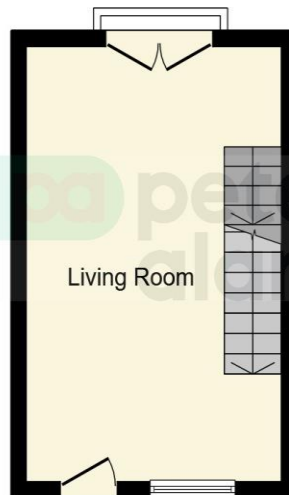
01792 798201

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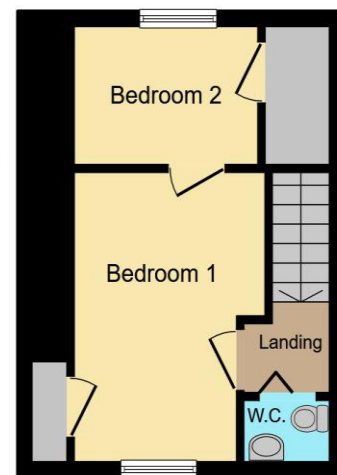
## Floorplan



**Lower Ground Floor**



**Ground Floor**



**First Floor**

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