



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





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

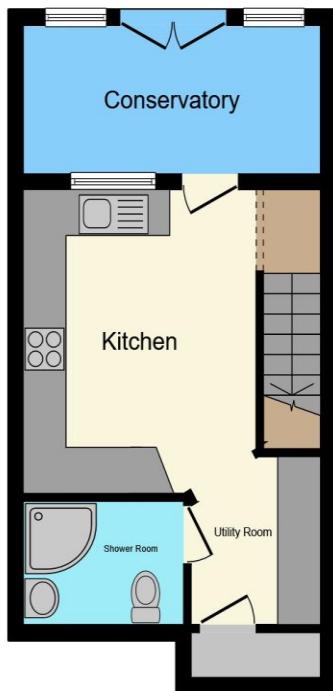
8' 6" x 5' 8" (2.59m x 1.73m)

Wc

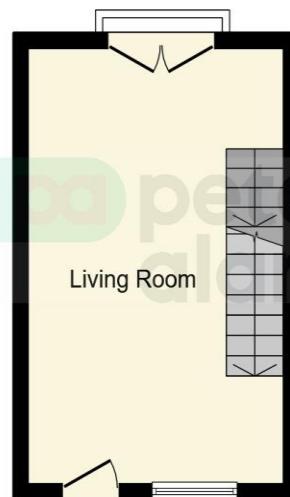
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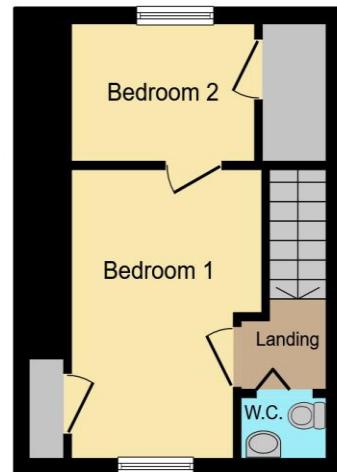
Floorplan



Lower Ground Floor



Ground Floor



First Floor

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

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