



## Queens Avenue

£120,000

- Three-bedroom mid-terraced property
- No ongoing chain
- Benefit from Owned Solar Panels and Lower Running Costs
- Low-maintenance south-facing rear garden with gated access
- Excellent transport links with easy access to the M4 and nearby railway stations
- EPC Rating: B
- Council Tax Band: A



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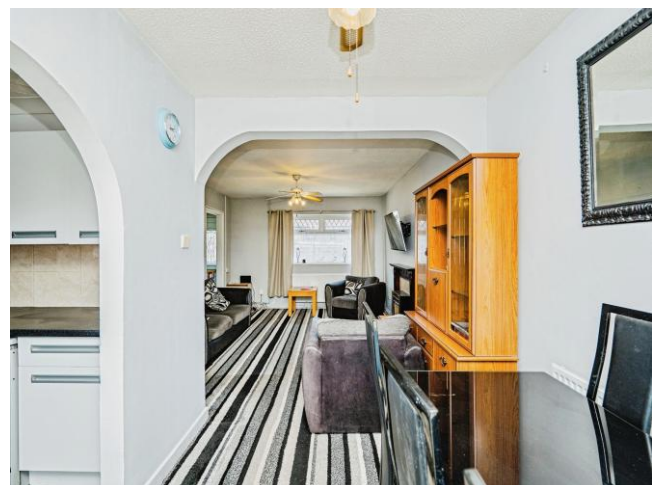
## About the property

An excellent opportunity to purchase this three-bedroom mid-terraced home situated in the popular village of Sarn, offered to the market with no ongoing chain. Whether you're a first-time buyer, growing family or investor, this property offers spacious accommodation, a convenient location and the added benefit of owned outright solar panels to help reduce energy costs.

The accommodation comprises an inviting lounge opening into the dining area, creating a bright and sociable living space, with French doors leading to the rear garden. The property also benefits from a modern fitted kitchen, three bedrooms, and a family bathroom.

Outside, the property boasts a low-maintenance, south-facing rear garden, providing an ideal space to enjoy the sunshine throughout the day. The garden also benefits from gated rear access and a useful brick-built storage shed.

Ideally located within easy reach of Bryncethin Primary School, Coleg Cymunedol Y Dderwen (CCYD), local shops and leisure facilities, the property also benefits from excellent transport links, with convenient access to the M4 motorway and nearby railway stations, making it ideal for commuters travelling across South Wales and beyond.





## Accommodation

### Entrance Hall

**Lounge/Diner** - 22' 4" x 11' 10" ( 6.81m x 3.61m )

**Kitchen** - 8' 2" x 7' 3" ( 2.49m x 2.21m )

### First Floor

#### Landing

**Bedroom One** - 11' 6" max x 8' 2" max ( 3.51m max x 2.49m max )

**Bedroom Two** - 10' 2" x 9' 2" ( 3.10m x 2.79m )

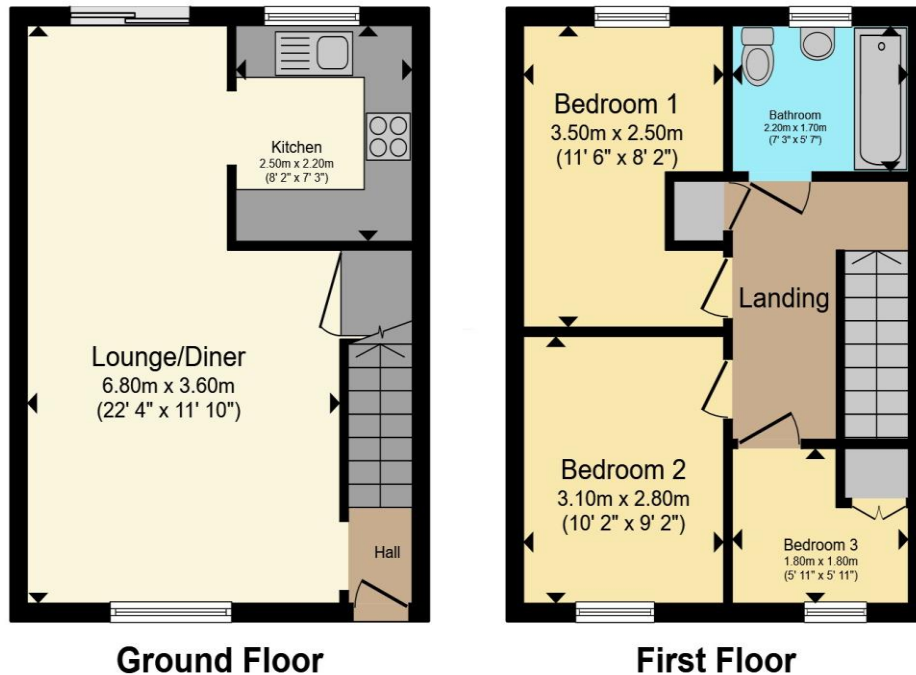
**Bedroom Three** - 5' 11" max x 5' 11" max ( 1.80m max x 1.80m max )

**Bathroom** - 7' 3" x 5' 7" ( 2.21m x 1.70m )

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## Floorplan



Total floor area 64.4 m<sup>2</sup> (693 sq.ft.) approx

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