



## Ty Coch Road, Cardiff

**£230,000**

- Three bedrooms
- Popular Location
- Driveway
- Close to local shops
- EPC Rating: D



 3  2  1

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## About the property

The location is another significant advantage. It is well-serviced by public transport links, ensuring easy commuting for work or leisure. It is also in close proximity to quality schools, making it a great choice for families with children. Local amenities are also nearby, further enhancing the comfort and convenience of living in this property. This terraced house is not just a home; it's a lifestyle choice. It is ideal for families and couples who value a blend of comfort, convenience, and lifestyle. The property's good condition ensures that new homeowners can move in with minimal fuss, while the unique features and location make for a living experience that is both enjoyable and convenient.

In summary, this property is a well-maintained, well-located home that offers a great lifestyle to its owners. The combination of its features and location make it an attractive choice for prospective homeowners.

## Accommodation

### Entrance

### Lounge

15' 10" max x 11' 1" ( 4.83m max x 3.38m )

### Kitchen

15' 4" max x 9' 9" ( 4.67m max x 2.97m )

### Bedroom One

14' 6" max x 11' ( 4.42m max x 3.35m )

### Bedroom Two

14' 6" max x 9' 4" ( 4.42m max x 2.84m )

### Bedroom Three

9' x 7' 11" max ( 2.74m x 2.41m max )

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.