



## Ffordd Llyffant, £210,000

- Modern Bungalow
- Outbuilding/ Office In The Garden
- Off Road Parking
- Enclosed Rear Garden
- Ideal For Downsizing
- EPC Rating: Awaited



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## About the property

Available for sale is this modern two bedroom bungalow located in a popular cul-de-sac in Birchgrove. Ideal for those looking to downsize or for first time buyers looking to start out. The property benefits from off road parking, and a generous enclosed rear garden.





## Accommodation

### Entrance Hall

### Living Room

21' 2" x 11' ( 6.45m x 3.35m )

### Kitchen

11' 8" x 9' 8" ( 3.56m x 2.95m )

### Bedroom One

13' 7" Max x 10' Min to bay ( 4.14m Max x 3.05m Min to bay )

### Bedroom Two

10' x 7' 1" ( 3.05m x 2.16m )

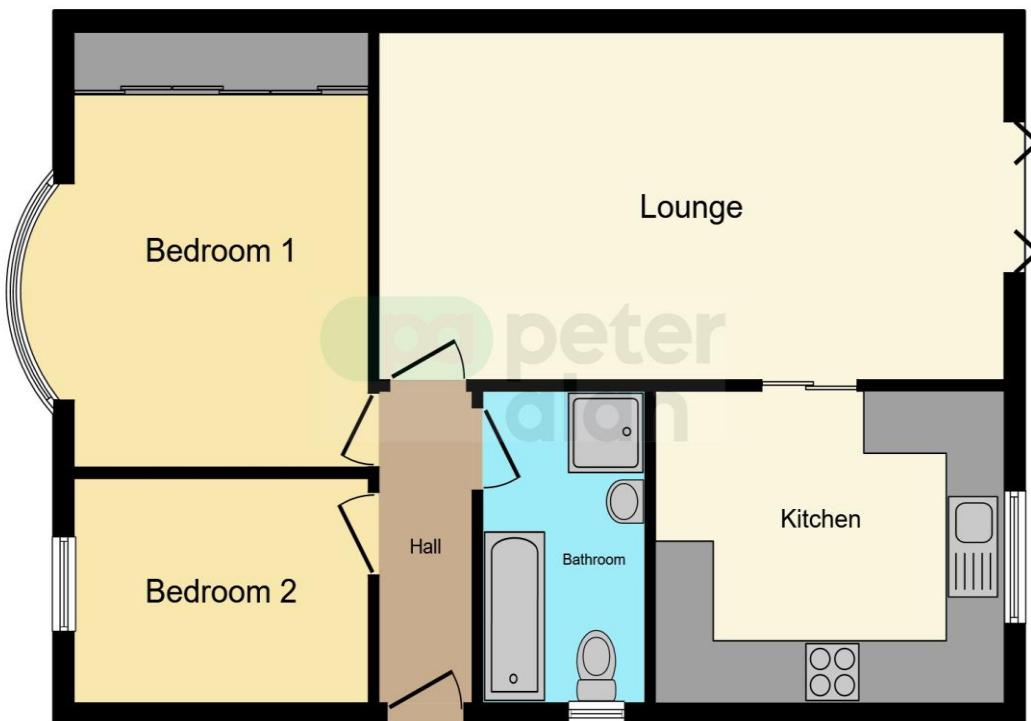
### Bathroom

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## Floorplan



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