



## Dyffryn Road, offers in excess of £160,000

- Council Tax Band A
- Garage included for parking
- Loft Room
- Private secure garden
- Close to local amenities
- EPC Rating: C



 2  1  1





## About the property

On offer is this delightful terraced house situated in a highly sought-after location. The property offers stylish, comfortable living with the added benefit of a versatile loft room-ideal as a home office, hobby space, or additional guest area.

The home is nicely presented throughout, featuring a welcoming lounge, kitchen, and bright, airy interiors. To the rear, you'll find a generous detached garage, offering excellent storage, workshop potential, or secure off-road parking-an impressive bonus for the area.

The property boasts a pleasing array of local amenities within close proximity and a variety of scenic walking routes easily accessed from the doorstep, offering a tranquil respite from the bustle of day-to-day life.



## Accommodation

### Cloakroom

11' x 3' 5" narrowing to ( 3.35m x 1.04m  
narrowing to )

### Lounge

22' 3" x 12' 11" narrowing to ( 6.78m x 3.94m  
narrowing to )

### Kitchen

9' 6" x 10' 5" narrowing to ( 2.90m x 3.17m  
narrowing to )

### Landing

12' 5" x 5' 3" narrowing to ( 3.78m x 1.60m  
narrowing to )

### Bedroom One

9' 4" x 13' 9" narrowing to ( 2.84m x 4.19m  
narrowing to )

### Bedroom Two

8' 5" x 7' 3" narrowing to ( 2.57m x 2.21m  
narrowing to )

### Bathroom

5' 3" x 7' 4" narrowing to ( 1.60m x 2.24m  
narrowing to )

### Loft Space

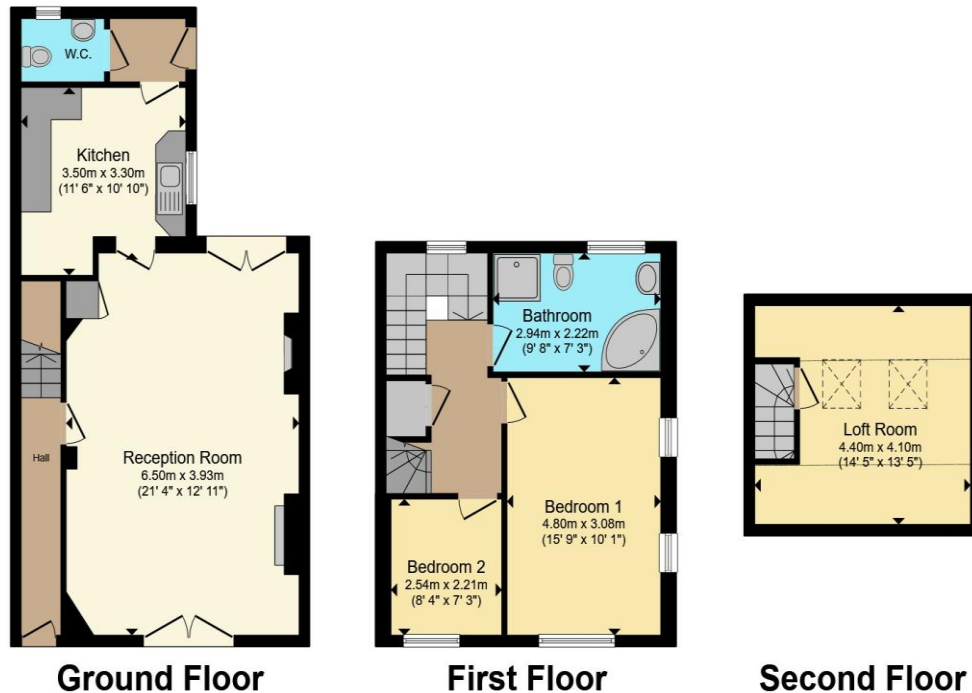
11' 8" x 10' 2" narrowing to ( 3.56m x 3.10m  
narrowing to )



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## Floorplan



Total floor area 110.5 m<sup>2</sup> (1,189 sq.ft.) approx

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