



Ffos Y Cerridden, £190,000

- Council Tax Band D
- Three well-proportioned bedrooms
- Spacious reception room
- Fitted kitchen
- Garage with ample space
- Private driveway included
- Beautiful garden area
- Ideal for families and couples
- EPC Rating: C



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About the property

A lovely family home, offering a blend of comfort and convenience. The property boasts three well-proportioned bedrooms, a single bathroom, and a reception room, providing plenty of space for relaxation and entertainment.

The heart of this home is undoubtedly its kitchen, where you will find everything you need to create wonderful meals. This room encourages both casual dining and festive gatherings.

One of the standout features of this property is its garage. This added facility provides ample space for parking and storage, making it a perfect attribute for those with multiple vehicles or for those who require additional storage space. This home also comes with the added bonus of driveway for parking, giving you peace of mind and reducing the stress of finding a parking spot.

The property also benefits from a beautiful garden. This outdoor space is ideal for those who enjoy spending time in the outdoors, be it for gardening, hosting barbecues, or simply basking in the sun.

Situated in a prime location, this property is in proximity to local amenities and schools, making it a perfect fit for those who value convenience and easy access to daily necessities.

The property falls under council tax band D. Please note that as an estate agent, I recommend potential buyers to confirm these details.

Accommodation

Ground Floor

Hallway

Living Room

24' 8" x 8' 4" (7.52m x 2.54m)

Kitchen/ Dining Room

17' 11" x 9' 9" (5.46m x 2.97m)

First Floor & Landing

Bedroom One

13' 2" x 9' 1" (4.01m x 2.77m)

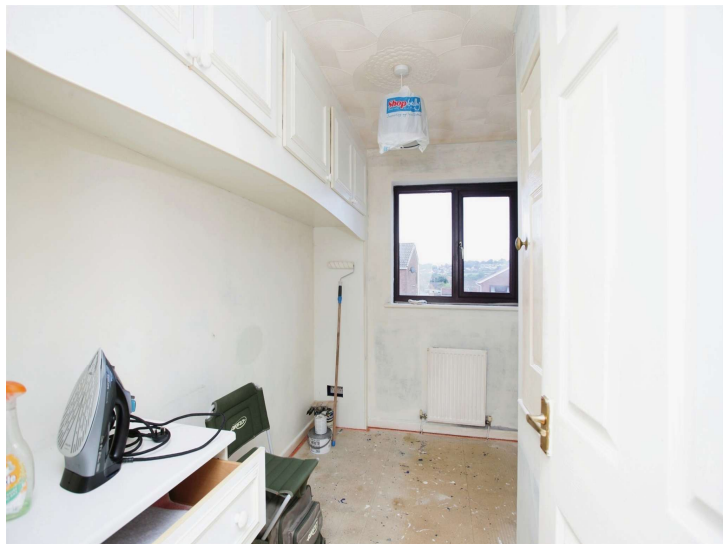
Bedroom Two

10' 11" x 10' 6" (3.33m x 3.20m)

Bedroom Three

10' 5" x 6' 6" (3.17m x 1.98m)

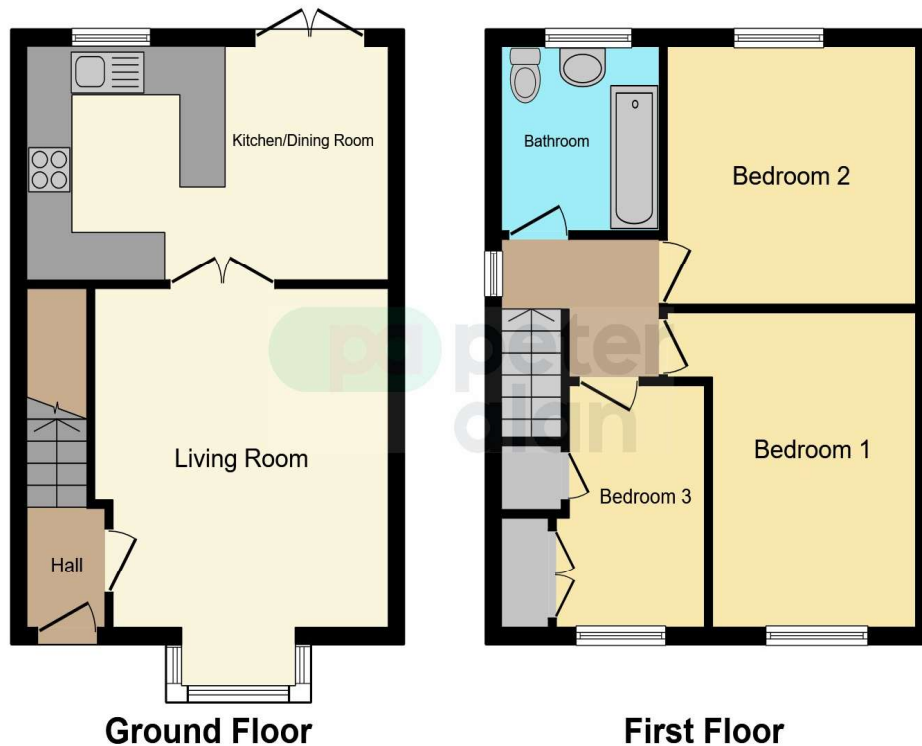
Bathroom



AGENTS NOTE: -

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



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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