



## Tynwydd Road, £230,000

- POTENTIAL TO EXTEND / LOFT CONVERT  
\*stpp\* - NO CHAIN
- IDEAL FAMILY HOME / DOWNSIZE -  
Mobility alterations completed
- CLOSE TO TOWN CENTRE - Set on bus  
routes, close to shops, parks, link roads  
leading to M4
- Council Tax Band - D
- GENEROUS PLOT - FRONT TO BACK



2 1 2



## About the property

Extensive potential to adapt for family living/ convert loft space \*stpp\*. This larger than average 2 bedroom bungalow is set within a generous plot at the top of Tynewydd Road, on flat level ground with already adapted access to ease mobility. Disability parking space to front.

## Accommodation

### Porch

Glazed door leading into hallway.

### Hallway

Doors leading into Bedroom Two and Living/ Dining Room.

### Bedroom Two

10' 4" x 7' 8" ( 3.15m x 2.34m )



Loft hatch with pull down ladder to Loft Room. \*\*POTENTIAL TO CONVERT SUBJECT TO PLANNING\*\* Fitted carpet, power points, window to front.

Larger than average open plan living/ dining room. Fitted carpet, power points, window to front and rear aspect.  
\*Potential to open up to Kitchen\*

## Loft Room

12' 3" max x 8' 9" plus fitted cupboard ( 3.73m max x 2.67m plus fitted cupboard )

Loft Room - potential to convert to a Bedroom \*stpp\*. Fitted carpet, power points, rooflight windows to rear aspect.

## Living/ Dining Room

22' 9" max x 12' 6" max ( 6.93m max x 3.81m max )

## Kitchen

10' 6" x 7' 6" ( 3.20m x 2.29m )

\*\*Recently renewed Ideal Logic Combi Boiler and new heating system throughout\*\* Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, space for utilities, power points, window to side aspect.

## Inner Hallway

## Shower Room

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## Floorplan



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