Gwalia Properties



# 15 Ash Way, Caerwnon Park, Builth Wells

**£99,500**



**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

Introduction
Situated within the established Caerwnon residential park, this attractive two-bedroom park home offers spacious and well-presented single-storey accommodation, extending to approximately 728 sq ft (67.6 sq m).

The property has benefited from a programme of improvements, including a replacement roof, updated exterior cladding, modern fitted kitchen, bathroom and LPG combination boiler.

The accommodation comprises a spacious living/dining room, fitted kitchen, two bedrooms, bathroom and entrance hallway.

Outside, the property enjoys landscaped gardens with paved patio areas, established planting, a garage and off-road parking.

Accommodation
Living/Dining Room – 5.80m x 4.90m (19'0" x 16'1")

A spacious and bright reception room providing generous areas for both comfortable seating and dining furniture. Windows to the side allow natural light into the accommodation, while the attractive layout offers flexibility for everyday living and entertaining.

Kitchen – 3.30m x 2.80m (10'10" x 9'2")

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces, integrated cooking appliances and space for additional kitchen equipment. Windows provide natural light, while the practical arrangement offers ample cupboard and worktop space.

Bedroom One – 3.20m x 2.90m (10'6" x 9'6")

A double bedroom with space for bedroom furniture and a window overlooking the outside.

Bedroom Two – 2.70m x 2.60m (8'10" x 8'6")

A further bedroom suitable for guests, hobbies or use as a study.

Bathroom – 2.90m x 1.80m (9'6" x 5'11")

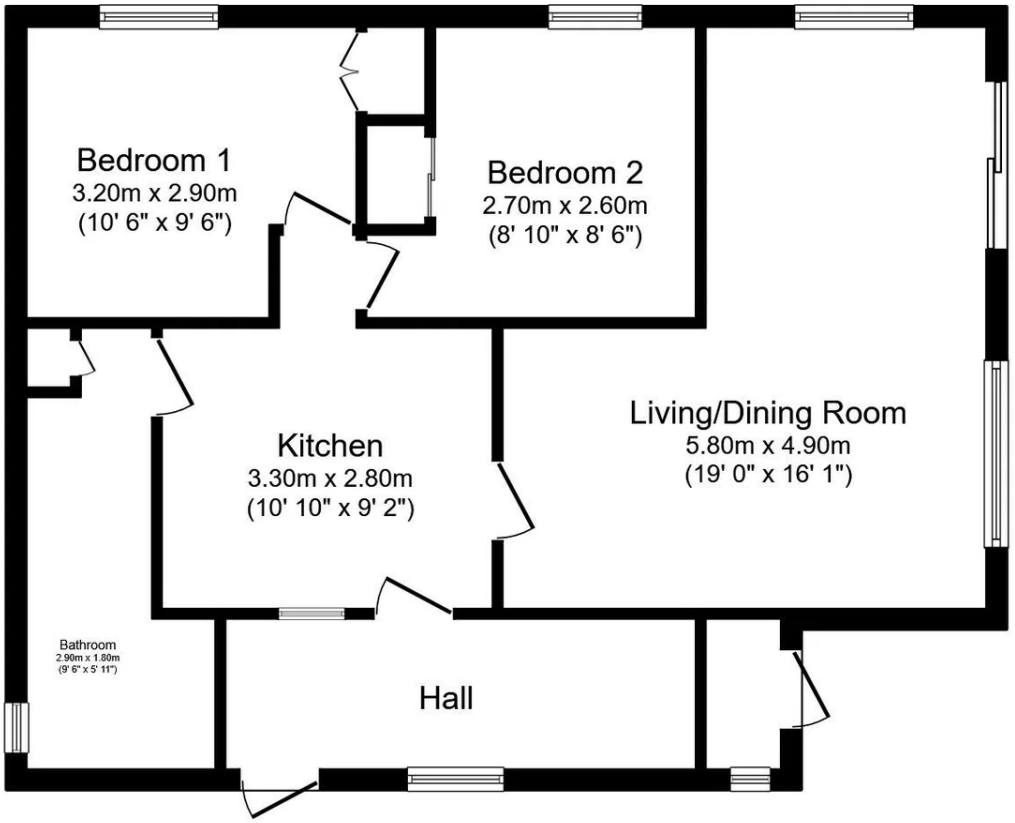
A modern fitted bathroom comprising a bath with shower over, wash hand basin and WC, complemented by contemporary fittings and storage.












Total floor area 67.6 m² (728 sq.ft.) approx

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


# Gwalia Properties

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