



## Tynewydd Road

**£240,000**

- 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.

### 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 )

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

\*Potential to open up to Kitchen\*

## 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

Recently renewed Wet Room - W.C., wash hand basin, shower which has been adapted to ease mobility, splash back walls.

## Reception Room

7' 8" x 7' 6" ( 2.34m x 2.29m )

Ideal additional reception room/ store room, doors and windows leading to Rear Garden.

## Bedroom One

14' 6" max x 11' 8" plus wardrobes ( 4.42m max x 3.56m plus wardrobes )

Larger than average and previously extended. Fitted wardrobes, fitted carpet, power points, window to side and rear garden. \*Potential to create En Suite to side of Wet Room\*

## Outside

## To The Front

Disability parking space to the front. Level access with adaptations to ease mobility.

## To The Rear

Generous plot to the rear with potential to extend further to the side and rear.

01446 733224

barry@peteralan.co.uk

## 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](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let