



Tynewydd Road, guide price £250,000

- 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.

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Floorplan



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