



## Lime Grove, £80,000

- No On Going Chain
- Ideal First Time Purchase or Investment
- Attractive Location
- Private Rear Garden
- Ground Floor Flat
- Sold as Seen
- EPC Rating: C
- Council Tax Band: A



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## About the property

The ideal first time purchase, downsize or buy to let investment! To be sold with no on-going chain! With fantastic links to local public transport by bus or train, as well as well renowned local schools such as Gnoll Primary and Cefn Saeson Community Comprehensive.

A ground floor flat, comprising of an entrance hall, a spacious lounge, kitchen, bathroom and two double bedrooms, further benefiting from a private rear garden with a shared space to the front.

Internal viewings come highly recommended. - Sold as seen





## Accommodation

### Entrance Hallway

### Lounge

13' 8" x 15' 2" ( 4.17m x 4.62m )

### Kitchen

9' 5" x 9' 4" ( 2.87m x 2.84m )

### Bathroom

### Bedroom One

11' 7" x 12' 9" ( 3.53m x 3.89m )

### Bedroom Two

9' 5" x 12' 9" ( 2.87m x 3.89m )

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## Floorplan

## 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.

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