



## Bryn Road

offers in excess of £150,000

- Immaculate three-bedroom terraced house
- Highly sought-after location
- Bright and spacious reception room
- Generously sized modern kitchen/Diner
- Three well-proportioned bedrooms
- Stylish high-standard family bathroom
- Move-in-ready condition
- EPC Rating: D



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## About the property

Presented for sale is this immaculate three-bedroom terraced house, situated within a highly sought-after location that offers exceptional access to public transport links, reputable nearby schools, and a variety of local amenities. The property is perfectly suited for first time buyers and families alike, combining modern living with both comfort and practicality.

Stepping inside, you are welcomed into a beautifully maintained home featuring a bright and spacious reception room, ideal for both relaxing and entertaining guests. A generously sized modern kitchen provides ample workspace for cooking and dining, catering to the needs of a busy household.

Upstairs, three well-proportioned bedrooms ensure ample accommodation for families or those seeking additional space for guests, a home office, or hobbies. The property also benefits from a stylish family bathroom, finished to a high standard to offer luxury and convenience.

This home boasts an EPC rating of B, underscoring its impressive energy efficiency and appealing to environmentally conscious buyers. Additionally, the property falls within council tax band B, ensuring manageable running costs for residents.





# Accommodation

**Entrance Hallway**

**Bathroom**

**Lounge**

**Outside**

17' 5" Max x 11' 5" Max ( 5.31m Max x 3.48m Max )

**Kitchen/Diner**

17' 5" Max x 15' 7" Max ( 5.31m Max x 4.75m Max )

**Utility Room**

5' 2" x 5' 5" ( 1.57m x 1.65m )

**Stairs To First Floor Landing**

**Bedroom One**

12' 3" Max x 13' 1" Max ( 3.73m Max x 3.99m Max )

**Bedroom Two**

10' 3" Max x 14' 2" Max ( 3.12m Max x 4.32m Max )

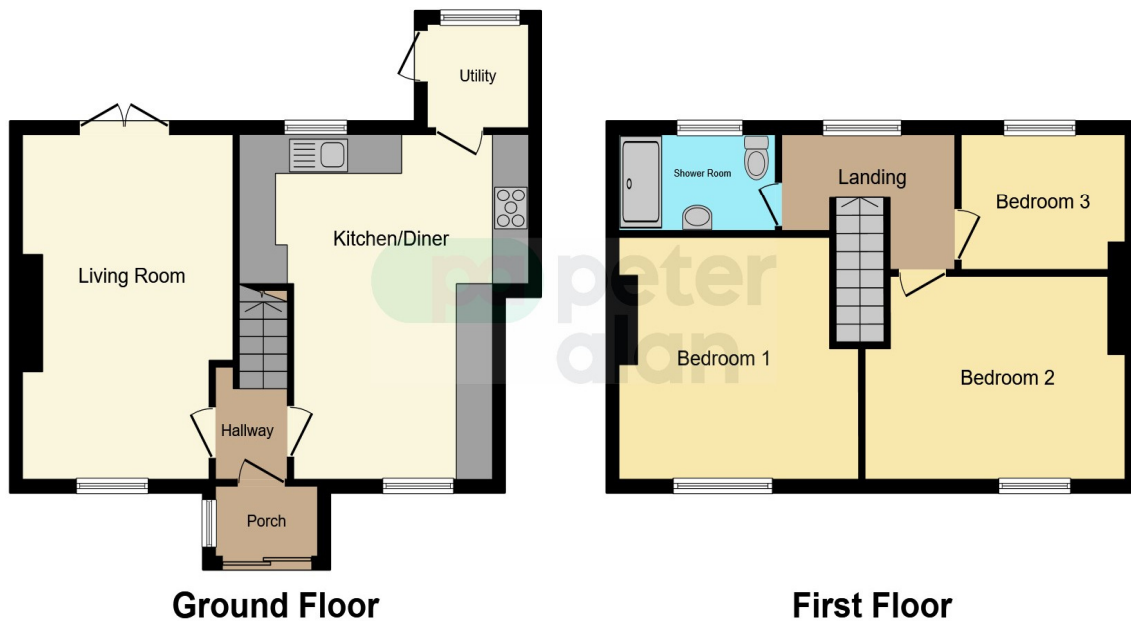
**Bedroom Three**

6' 9" Max x 8' 9" Max ( 2.06m Max x 2.67m Max )

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## 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)

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