



## Bryncelyn Road, £150,000

- Well presented throughout
- Good access to the local amenities of Pontnewydd Village and primary school
- Offered with no onward chain
- Council Tax Band: C
- Landscaped rear garden with lawn and decked area
- EPC Rating: C





## About the property

Offered with no onward chain, this investment opportunity is well presented throughout and is conveniently located close to local amenities, bus route and primary school.





## Accommodation

### Entrance Hall

### Kitchen

Rear facing window, ceiling light, fitted kitchen with a range of eye level and floor mounted units with work surface over, oven and hob, space for appliances. Door to garden.

### Dining Area

Front facing window, ceiling light, open to living room.

### Living Room

Rear facing window, ceiling light.

### First Floor Landing

Ceiling light, doors to;

### Bedroom One

Rear facing window, ceiling light, fitted wardrobe.

### Bedroom Two

Rear facing window, ceiling light.

### Bedroom Three

Front facing window, ceiling light, fitted wardrobe.

### Bathroom

Opaque glazed window, ceiling light, panel bath, wash hand basin.

### W C

Opaque glazed window, ceiling light, WC.

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## Floorplan



**Ground Floor**



**First Floor**

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