



## Clydach Avenue, £155,000

- Semi Detached
- Two Bedrooms
- No Chain
- Driveway To Front
- Enclosed Rear and Back Gardens
- Utility Area
- EPC Rating: C



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## About the property

Originally built as a three-bedroom property and thoughtfully reconfigured into a spacious two-bedroom home to accommodate a large upstairs bathroom, the layout could easily be adapted back to three bedrooms depending on a buyer's needs. This well-presented two-bedroom semi-detached home is offered to the market with no onward chain, making it an ideal choice for first-time buyers or those looking for a smooth and speedy move.

The ground floor features two reception rooms, providing flexible living and dining space, with double doors opening onto the front garden, allowing plenty of natural light to flow through. A convenient utility area sits just off the reception rooms, leading through to a well-appointed kitchen with good storage and workspace.

Upstairs, the property offers two generous double bedrooms along with a large family bathroom, creating a comfortable layout well suited to couples, young families, or those needing a guest room or home office.

The home is in good overall condition, ready to move into while still offering potential to personalise. One of the standout benefits is the off-road parking to the front, a valuable feature in this popular area.



## Accommodation

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

### Living / Dining Room

19' 11" x 13' 9" ( 6.07m x 4.19m )

### Kitchen / Dining Room

19' 11" x 13' 9" ( 6.07m x 4.19m )

### Utility

11' 2" x 4' 11" ( 3.40m x 1.50m )

### Bathroom

14' 1" x 9' 5" ( 4.29m x 2.87m )

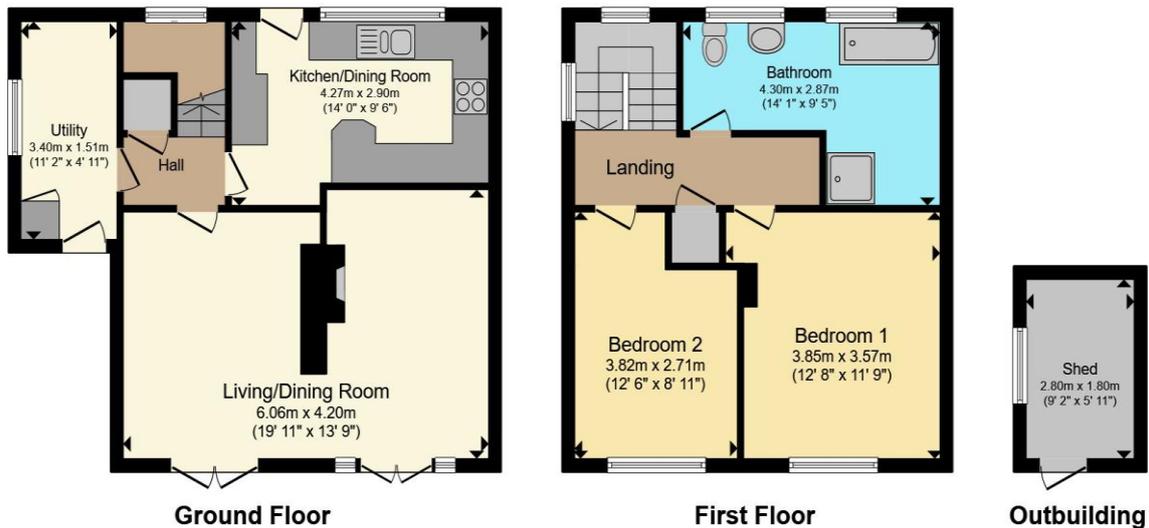
### Bedroom Two

12' 6" x 8' 11" ( 3.81m x 2.72m )

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## Floorplan



Total floor area 93.6 m<sup>2</sup> (1,008 sq.ft.) approx

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