



## Heol Cilffrydd, offers in excess of £135,000

- IDEAL FIRST TIME BUY / INVESTMENT
- 2 DOUBLE BEDROOMS
- NO ONGOING CHAIN
- Council Tax Band - C
- WATERFRONT
- EPC Rating: C



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## About the property

IDEAL FTB & BTL INVESTMENT - 2 BEDROOMS - FAMILY BATHROOM - OPEN PLAN LIVING / KITCHEN - JULIET BALCONY - ALLOCATED PARKING SPACE - NO ONGOING CHAIN - CLOSE TO LOCAL AMENITIES & EASY ACCESS TO LINK ROADS.

## Accommodation

### Entrance Hall

### Lounge

14' 11" max x 13' 2" max ( 4.55m max x 4.01m max )

### Kitchen

8' 11" x 8' 6" ( 2.72m x 2.59m )

### Bedroom One

12' 6" max x 10' 3" max ( 3.81m max x 3.12m max )

### Bedroom Two

12' 6" x 7' 10" ( 3.81m x 2.39m )

### Bathroom



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## Floorplan



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