



Duffryn Street, ##Invalid offers in excess of £135,000

- Three spacious bedrooms
- Energy efficient, EPC rating C
- Modern, stylish kitchen
- Move-in-ready condition
- Highly sought-after location
- Close to reputable schools
- Low maintenance enclosed rear garden
- EPC Rating: C



 3
  1
  1



About the property

Presenting this immaculate terraced house, situated in a highly sought after location, ideally positioned for easy access to public transport links, reputable nearby schools, and a range of local amenities. Perfectly suited for first time buyers, this property offers both comfort and convenience in equal measure.

The attractive residence boasts two generously sized reception rooms, providing ample space for relaxing, entertaining or family gatherings. The tasteful décor throughout enhances the welcoming atmosphere of the home. The well-appointed kitchen is thoughtfully designed to cater to your culinary needs, ensuring both functionality and style.

The property boasts three comfortable bedrooms, ideal for accommodating families, guests, or utilising one as a dedicated office space. A pristine bathroom serves the household, finished to a high standard, providing a serene environment for daily routines.

Energy efficiency is a key highlight of the home, with an EPC rating of C, promising reduced running costs and increased year-round comfort. The council tax band B further contributes to the property's cost-effective appeal.



Accommodation

Entrance Hallway

Outside

Lounge

14' 7" Max x 13' 1" Max (4.45m Max x 3.99m Max)

Dining Room

8' 2" Max x 17' Max (2.49m Max x 5.18m Max)

Kitchen

11' 8" x 9' 8" (3.56m x 2.95m)

Bathroom

Stairs To First Floor Landing

Bedroom One

11' 8" x 12' 4" (3.56m x 3.76m)

Bedroom Two

11' 8" Max x 8' 5" Max (3.56m Max x 2.57m Max)

Bedroom Three

8' 8" x 8' 2" (2.64m x 2.49m)

01495 231199

blackwood@peteralan.co.uk

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

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan