



## 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





## 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

### 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



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