



## Cae'r Hen Dy, ##Invalid £200,000

- Off Road Parking
- Immaculate throughout
- Two double bedrooms
- Ground Floor WC
- We can accommodate quick viewing request
- EPC Rating: B



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## About the property

Every room of this well maintained property has been decorated to an immaculate standard. This property boasts a modern well presented kitchen/diner, ground floor WC, whilst upstairs offers two double bedrooms and a family bathroom to. To the outside you have a spacious well maintained rear garden.

Located near several reputable primary and secondary schools and local amenities.

We highly recommend a viewing of this property to appreciate everything that it has to offer.



## Accommodation

### Downstairs Wc

Low level WC, sink and pedestal, plaster finish to walls and ceiling and double glazed opaque window and radiator for comfort

### Entrance Hallway

Door to WC, door to lounge, stairs to first floor and radiator. Plaster finish to ceiling and walls.

### Lounge

15' 2" x 9' 7" ( 4.62m x 2.92m )  
Wood effect laminate flooring, double glazed window to front aspect. smooth plastered walls.

### Kitchen/Diner

8' 2" x 12' 9" ( 2.49m x 3.89m )  
Range of wall and base units, modern stainless steel sink with chrome mixer tap, integrated Fridge/Freezer, electric oven and gas hob with extractor over, plumbing for a washing machine, cupboard with wall mounted gas combi boiler, space for a dining table, Double glazed french doors leading to the enclosed garden

### Bedroom One

8' 6" x 12' 9" ( 2.59m x 3.89m )  
Carpeted flooring, smooth plastered walls, two double glazed windows to front aspect.

### Bedroom Two

8' 2" x 12' 9" ( 2.49m x 3.89m )  
Carpeted flooring, smooth plastered walls, double glazed window to rear aspect.

### Family Bathroom

A modern white suite comprising close couple wc, pedestal wash hand basin, bath with shower over and glass shower screen, chrome heated towel rail, Double glazed obscured glass window to the side.

### External

Front  
Off road parking for 2 cars, paved area to the entrance, access to the side with paved pathway leading to the gated access to the rear garden.

Rear Garden

## Floorplan



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