

## Heol Clwyddau, £180,000

- No Chain
- Sought-after location
- Large reception room
- Opportunity for modernisation
- Nearby local amenities
- EPC Rating: E









# About the property

This charming two-bedroom bungalow, located in a sought-after area with excellent transport links and local amenities, offers spacious living and a unique opportunity for buyers to modernise and personalise the home to their taste.















## Accommodation

### **Dining/Living Room**

18' 1" x 11' 6" ( 5.51m x 3.51m )

### Kitchen

9' 5" x 9' 7" ( 2.87m x 2.92m )

### Conservatory

6' 2" x 17' 4" (  $1.88m \times 5.28m$  ) **Bedroom 1** 

13' 8" x 10' 5" ( 4.17m x 3.17m )

### Bedroom 2

10' 5" x 8' 9" ( 3.17m x 2.67m )

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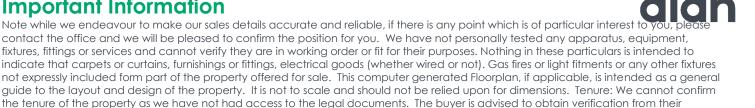
### **Floorplan**



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**

solicitor or surveyor.



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