



## Ffordd Watkins, £140,000

- Two Bedrooms
- Off-Road Parking
- Close Distance To M4 Motorway
- Sold With No Chain
- Enclosed Rear Garden
- EPC Rating: C



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## About the property

A well-presented recently decorated two bedroom terraced house offered for sale with no ongoing chain. Situated in the popular Parc Bryn Heulog Estate in Birchgrove and within close proximity to local shops, schools and M4 corridor. The accommodation briefly comprises; lounge/diner, kitchen and WC to the ground floor. To the first floor there are two bedrooms, and a bathroom and to the outside is an enclosed, private rear garden. This ideal first time purchase further benefits; off road parking for two cars, gas central heating and is modern throughout. Viewing is highly recommended to appreciate. Please call Peter Alan Morriston to arrange a viewing on 01792 798201 or book 24/7 on our website.

## Accommodation

### Lounge/diner

12' 1" x 9' 2" ( 3.68m x 2.79m )

Fitted carpet, with a window to the front. Open plan to kitchen, stairs to first floor, and ample space for dining table.

### Kitchen

11' 5" x 12' 2" max ( 3.48m x 3.71m max )

Wall and base units with counter over. Space for washing machine, and fridge freezer. 1 1/2 sink, with a gas hob and hood over. Integrated oven, with a door to a WC, and rear garden.

### Wc

WC, wash-hand basin, and radiator.



## Landing

Fitted carpet, with doors to:

## Bedroom One

10' 4" x 8' 10" ( 3.15m x 2.69m )

Fitted carpet, with a window to the front. Built-in wardrobes and a radiator.

## Bedroom Two

11' 6" x 6' 4" ( 3.51m x 1.93m )

Fitted carpet, with a window to the rear. Storage cupboard, and radiator.

## Bathroom

Vinyl flooring, with a window to the rear. WC, wash-hand basin, and a bath with shower over. Tiled splash back, and a radiator.

## External

To the front is driveway, with off-road parking with an enclosed rear garden, mainly laid to lawn which is private.

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## Floorplan

### Important Information

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