



## Coed Edeyrn, £100,000

- Chain free
- Popular location
- Perfect first time buy or investment
- Close to local shops
- Links to M4
- EPC Rating: D







## About the property

Make this your first step onto the property ladder or even a investment property. Chain Free, Call Peter Alan of Albany Road for a viewing today

## Accommodation

### Entrance

A well maintained communal hallway with a secure front door and stairs rising to all floors.

### Independant Entrance

Enter the apartment into the hallway comprising of wall mounted telecom entry phone and doors leading to bedroom, bathroom and lounge

### Lounge

11' 11" x 15' ( 3.63m x 4.57m )

A spacious and light living area with laminated flooring, two Pvc double glazed windows and door leading to kitchen



## Kitchen

9' x 6' ( 2.74m x 1.83m )

Fitted with a range of matching wall and base units, sink and drainer with mixer tap, integrated electric hob and oven with hood over, space for under counter fridge/ freezer door leading to pantry with space and plumbing for a washing machine plus shelf storage and a Pvc double glazed window to the rear

## Bedroom One

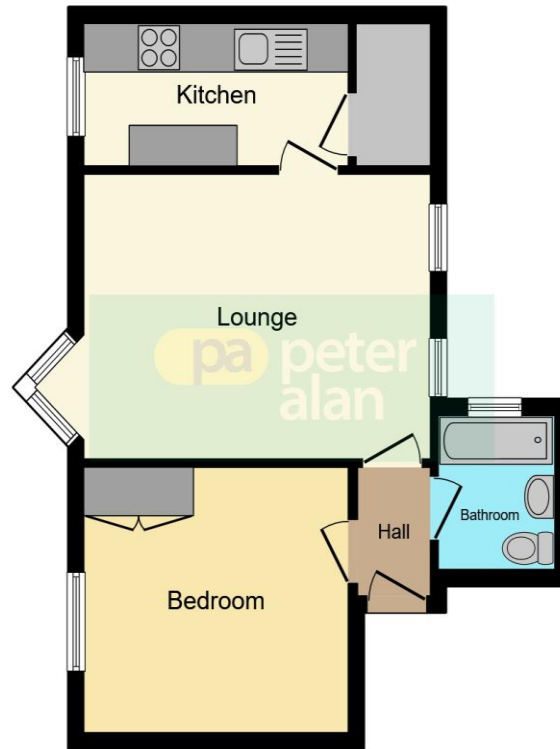
11' 1" x 10' 11" ( 3.38m x 3.33m )

With laminated flooring, wardrobe space, Pvc window and electric heater

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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