



## Danylan, £160,000

- Four Bedrooms
- Ex-Commercial Unit
- Off Street Parking
- Garage
- NO CHAIN
- EPC Rating: D



 4  1  3





## About the property

Located in the sought after village of Aberkenfig is this larger than average four bedroom end of terrace property with potentially to be used as a Commercial Premises subject to the relevant planning!!! Internally the property comprises entrance hall, lounge, living room, kitchen and utility room. To the ground floor is also an ex-commercial unit/shop front. To the first floor are four bedrooms and a bathroom. To the rear of the property is a generous sized low maintenance garden with garage and off street parking. Viewings are highly recommended for this property. To book call 01656657201 or book via our website online 24/7 at [www.peteralan.co.uk](http://www.peteralan.co.uk).





## Accommodation

### Entrance Hall

Enter via uPVC door. Access to lounge, living room, kitchen, stairs to first floor and previous shop premises.

### Lounge

11' 5" x 13' 7" ( 3.48m x 4.14m )  
Fitted carpet. uPVC window.

### Living Room

9' 9" x 14' 10" ( 2.97m x 4.52m )  
Fitted carpet, uPVC window.

### Kitchen

7' 7" x 14' 10" ( 2.31m x 4.52m )  
Fitted with matching wall and base units with worktop space over. Insert stainless steel sink with mixer tap. Space for all appliances. Storage cupboard. uPVC windows. Access to lean to utility room.

### Utility

Space for washing machine/dryer. uPVC door to garden.

### Ex-Commercial Space

### Landing

Access to bedrooms and bathroom. Fitted carpet. Storage cupboard.

### Master Bedroom

13' 8" x 11' 5" ( 4.17m x 3.48m )  
Fitted carpet. uPVC window.

### Bedroom Two

10' 10" x 12' 10" ( 3.30m x 3.91m )  
Fitted carpet. uPVC window,

### Bedroom Three

7' 10" x 7' 8" ( 2.39m x 2.34m )  
Fitted carpet. uPVC window.

### Bedroom Four

11' 5" x 7' 8" ( 3.48m x 2.34m )  
Fitted carpet. uPVC window.

### Bathroom

Wet room fitted with three piece suite comprising shower, wash hand basin and wc.

### Rear Garden

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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.

## Important Information

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