



Heol Y Berllan, £120,000

- Spacious Rear Garden
- Attractive Views
- Renovation Opportunity
- No On-Going Chain
- Utility Room & Ground Floor W.C
- EPC Rating: Awaited



3 1 2



About the property

A well-presented renovation opportunity, situated in the quiet Village of Crynant with attractive views to the rear. The property benefits from two reception rooms, a utility room and ground floor w.c. Ideal first time buy, family home or investment opportunity, located within proximity to local schools, shops, public transport links and the A465 corridor.

Internally the property comprises of an entrance hall, lounge, dining room, kitchen, internal hall, utility room and w.c to the ground floor whereas the first-floor features three bedrooms and a family bathroom.

Externally there is a front forecourt area with side access and an enclosed, generous size rear garden mainly laid to lawn.

Internal viewings come highly recommended.





Accommodation

Lounge- 14' 1" x 11' 5" max (4.29m x 3.48m max)

Dining Room- 12' x 9' 8" max (3.66m x 2.95m max)

Kitchen- 9' 2" x 6' 1" (2.79m x 1.85m)

Rear Porch

Bedroom One- 11' plus recess x 10' 3" (3.35m plus recess x 3.12m)

Bedroom Two- 13' 5" x 8' 8" (4.09m x 2.64m)

Bedroom Three- 7' 2" x 9' 7" max (2.18m x 2.92m max)

Bathroom

Outside

Front Garden

Rear Garden

Floorplan



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