



Land Adajcent To 1 & Erw Wen £270,000

- Semi Detached
- Three Bedrooms
- Additional Land Included
- No Ongoing Chain
- Ideal Investment
- EPC Rating: Awaited



3 1 2



About the property

Offered with no onward chain, this spacious and traditional semi-detached home offers excellent potential and a well-considered layout, complete with a side garage and generous outdoor space.

Upon entry, you're welcomed by a bright hallway with stairs rising to the first floor. At the front of the property is a spacious lounge featuring a charming bay window, flooding the room with natural light. The kitchen is fitted with a range of wall and base units, offering ample storage and space for appliances. Just off the kitchen, you'll find a practical ground-floor wet room and a conservatory that enjoys views over the rear garden.

Upstairs, the first floor hosts three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a range of buyers. The rear garden is accessed via the kitchen and includes a hardstanding area, leading directly to the garage.

Full of character and offering plenty of space, this home is ideal as a family residence or a smart investment opportunity. In addition this property is offered for sale with additional plot of land upon entering Erw Wen, which hosts four garage and are of solid construction.



Accommodation

Ground Floor

Entrance Hall

Lounge

14' Max x 14' 2" Max (4.27m Max x 4.32m Max)

Dining Room

12' 1" Max x 12' Max (3.68m Max x 3.66m Max)

Conservatory

15' 1" x 8' 5" (4.60m x 2.57m)

Kitchen

8' 9" x 8' 4" (2.67m x 2.54m)

First Floor

Landing

Bedroom One

13' 6" x 11' 10" (4.11m x 3.61m)

Bedroom Two

9' 8" x 11' 9" (2.95m x 3.58m)

Bedroom Three

7' 3" Max x 10' 6" Max (2.21m Max x 3.20m Max)

Shower Room

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Floorplan



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