



## Old Road, £170,000

- No On Going Chain
- Lovingly Maintained
- Garage From Lane
- Opportunity To Modernise
- Extended Family Home
- EPC Rating: C



3 1 2





## About the property

A unique and fantastic opportunity to modernise! This ideal first time purchase, buy-to-let or family home is offered for sale with no on going chain! Boasting convenient links to commuting routes like the M4 corridor & A465, frequently running buses and a main line train station alongside well renowned local schools including Ysgol Tyle'r Ynn and Ysgol Carreg Hir. The home is approached through a gated and paved forecourt, with side and lane access through to an enclosed rear garden laid with lawn, patio and opens to a garage. Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors leading through to a bay fronted lounge, extended kitchen & dining room with partial parquet flooring. The first floor houses all three bedrooms, of which two are doubles and the family bathroom! Internal viewings are highly recommended to truly appreciate the lovely home!







## Accommodation

### Entrance Hallway

**Lounge-** 12' 6" Max x 11' Plus Bay Window ( 3.81m Max x 3.35m Plus Bay Window )

**Dining Room-** 19' 6" x 11' 3" Plus Recess ( 5.94m x 3.43m Plus Recess )

**Kitchen Diner-** 19' 8" x 8' 8" Max ( 5.99m x 2.64m Max )

### Landing

**Bedroom One-** 12' 7" x 13' 2" Into Bay Window ( 3.84m x 4.01m Into Bay Window )

**Bedroom Two-** 11' 3" Plus Recess x 12' 1" ( 3.43m Plus Recess x 3.68m )

**Bedroom Three-** 9' Max x 7' 8" ( 2.74m Max x 2.34m )

### Bathroom

### Front & Rear Gardens

### Garage

17' 9" x 11' 1" ( 5.41m x 3.38m )

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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