



Westgil Pen Ffordd, £210,000

- Great Location
- EV Charger
- Close to amenities
- Great Road Networks
- EPC Rating: D



3 1 1



About the property

This property offers well-presented accommodation, a stylish kitchen with integrated appliances, an EV charger and an attractive resin driveway providing off-road parking. Conveniently situated close to a range of local amenities and excellent transport links,





Accommodation

Entrance Hall

Kitchen/Diner

10' 6" x 14' 11" (3.20m x 4.55m)

Lounge

15' x 15' (4.57m x 4.57m)

Bedroom One

12' 11" x 7' 9" (3.94m x 2.36m)

Bedroom Two

13' x 8' 9" (3.96m x 2.67m)

Bedroom Three

12' 10" x 6' 11" (3.91m x 2.11m)

Bathroom

Garden

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once

these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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