



Carn Y Cefn, offers in excess of £170,000

- Well-presented throughout
- 2 Bedrooms
- Mid-Terrace
- Sought-after location
- EPC Rating: B



 2  1  1



About the property

This well-presented two-bedroom mid-terrace property offers comfortable living space ideal for first-time buyers, downsizers, or investors alike. The home has been carefully maintained by the current owners and is ready for immediate occupation, with a tasteful and neutral décor throughout.

The ground floor comprises a welcoming entrance hallway leading into a bright and spacious living room, perfect for relaxing or entertaining. To the rear, a well-appointed kitchen provides ample storage and workspace, with room for dining and direct access to the garden.

Upstairs, the property features two generously sized bedrooms, both offering a pleasant outlook and plenty of natural light. A modern family bathroom completes the first floor, presented in clean and contemporary style.

Externally, the property benefits from a well-maintained rear garden, ideal for outdoor enjoyment. The space has been thoughtfully cared for, providing a neat lawn area along with patio seating, making it perfect for both relaxation and entertaining during warmer months.



Accommodation

Agents Note

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

Hall Way

Lounge

Kitchen

Wc

First Floor

Bedroom One

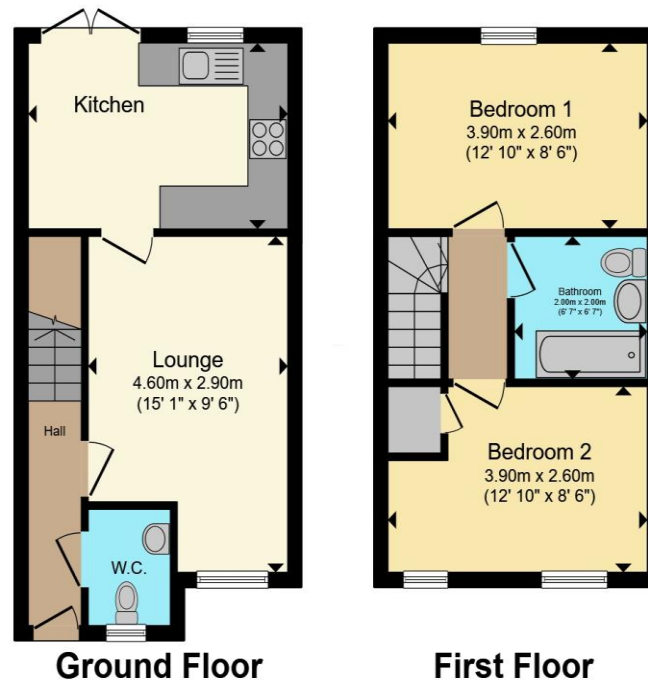
Bedroom Two

Bathroom

01495360922

ebbwvale@peteralan.co.uk

Floorplan



Total floor area 59.3 m² (638 sq.ft.) approx

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.propertybox.io



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