



## Carn Y Cefn, offers in excess of £180,000

- 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.

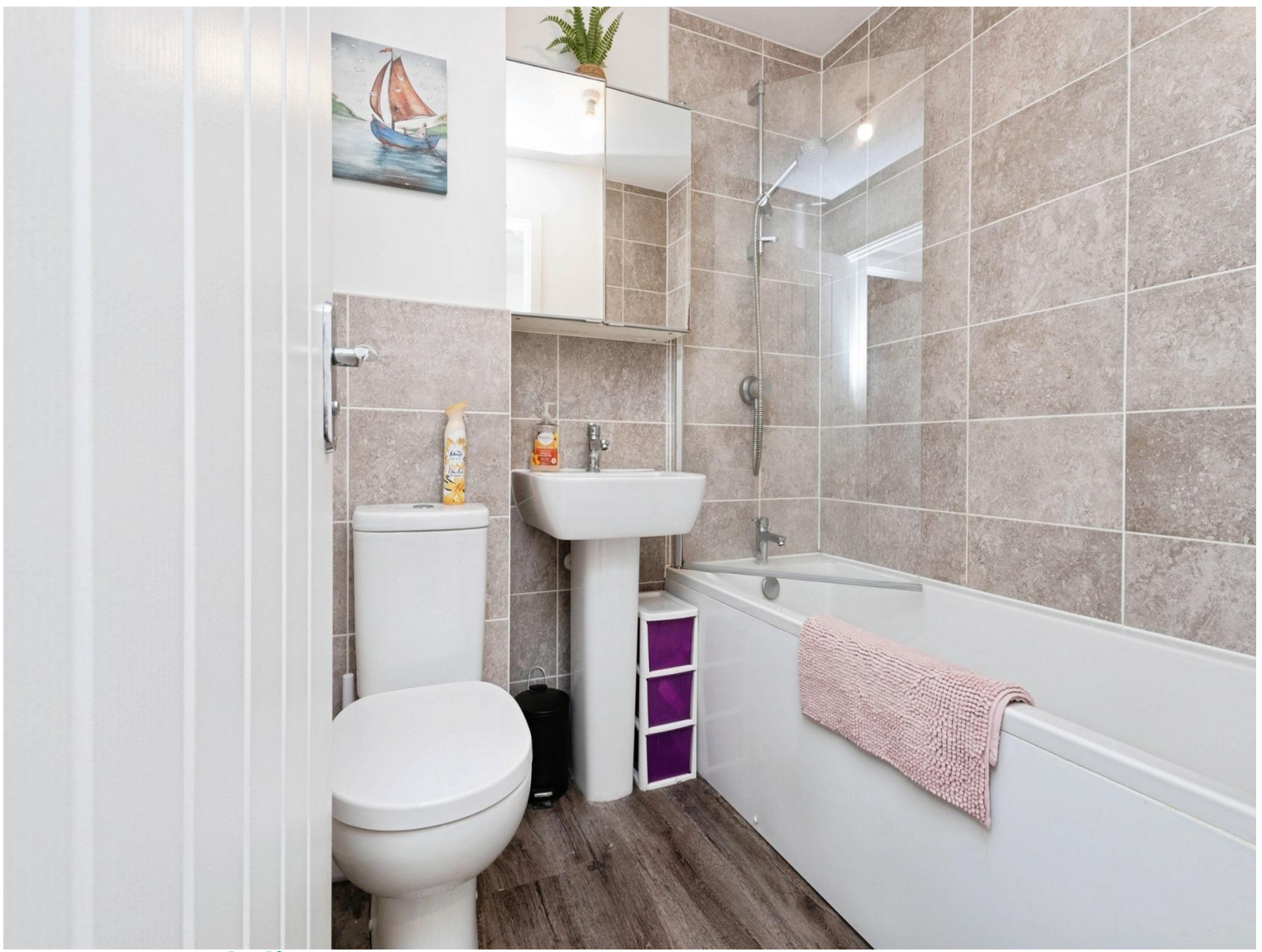
The ground floor comprises a welcoming entrance hallway leading into a bright and spacious living room, perfect for relaxing or entertaining. To the rear, a well-appointed kitchen provides ample storage and workspace, with room for dining and direct access to the garden.

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.

Additional benefits include double glazing, gas central heating, and a convenient mid-terrace position close to local amenities, transport links, and schools.

Overall, this property combines practicality with charm, offering a comfortable home in move-in condition, with the added appeal of a lovely, easy-to-maintain garden space.



## Accommodation

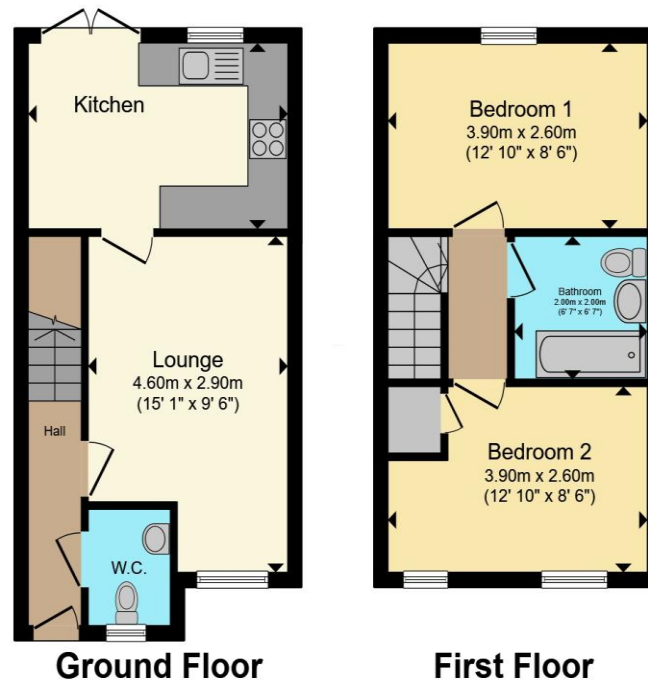
### Agents Note

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.

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## Floorplan



Total floor area 59.3 m<sup>2</sup> (638 sq.ft.) approx

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## Important Information

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