



Cefn Road, offers in the region of £210,000

- Deceptively large with cellar
- Three bedrooms
- Updated & improved
- Refitted kitchen and bathroom
- Sought after location
- No onward chain!
- Residents parking to rear
- EPC Rating: C



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About the property

An exceptional opportunity to acquire this deceptively spacious and beautifully refurbished traditional terraced home, significantly larger than average and perfectly positioned in a highly sought-after and convenient location.

The property has been comprehensively renovated throughout to an outstanding standard, featuring a newly installed central heating system, a contemporary family bathroom, and a stylishly refitted kitchen designed with modern living in mind.

The impeccably presented accommodation includes an inviting entrance porch leading to a welcoming hallway, an elegant lounge, a versatile sitting/dining room, a bright conservatory, a contemporary kitchen/breakfast room, and a convenient cloakroom/WC on the ground floor. The first floor offers three generously sized bedrooms and a refitted family bathroom.

Further benefits include an enclosed rear garden, a useful cellar with an additional WC, and residents' parking to the rear.



Accommodation

Entrance Porch

Hallway

Wc

Lounge

10' 9" x 11' 3" (3.28m x 3.43m)

Sitting Room/Dining Room

11' 5" x 16' 8" (3.48m x 5.08m)

Kitchen

12' 11" x 8' 2" (3.94m x 2.49m)

Conservatory

8' 5" x 6' 8" (2.57m x 2.03m)

Landing

Bedroom One

10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom Two

11' 6" x 8' 8" (3.51m x 2.64m)

Bedroom Three

7' 8" x 7' 11" (2.34m x 2.41m)

Bathroom

Basement Room

Wc

Outside

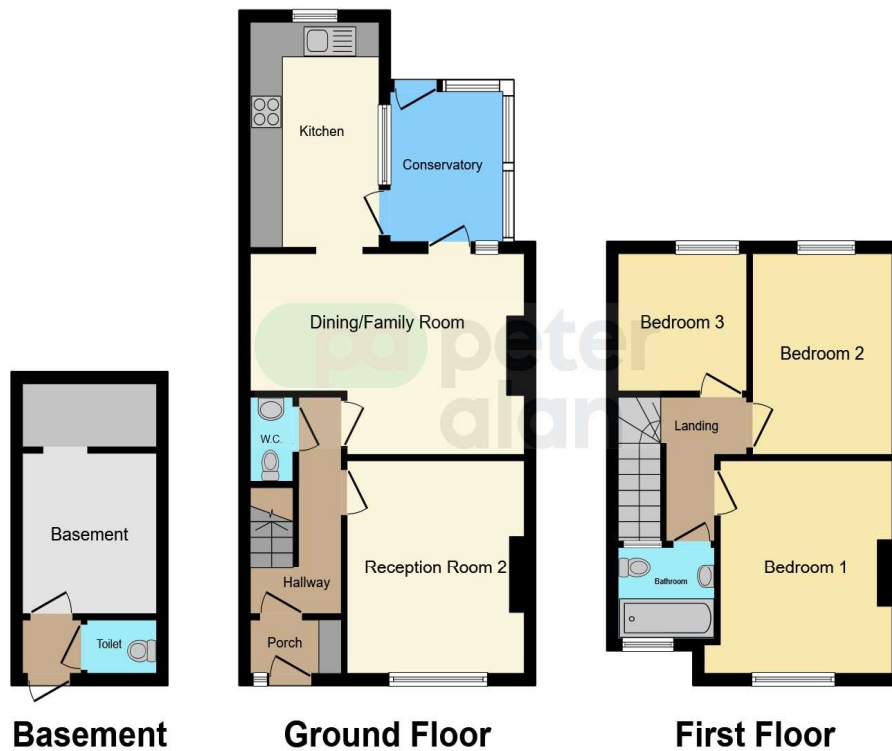
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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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



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