



**2 Ynys Parc Cottages, Ton Pentre, CF41 7AL**

**£125,000**

**\*\* Mid terraced House \*\* Three Bedrooms \*\* Flat garden with Lane Access \*\***

An excellent opportunity for first time buyers/investors.

A mid terraced house conveniently located for local amenities, shops and main roads.

Comprising entrance lobby, lounge/diner, kitchen, bathroom and three bedrooms.

There is a paved rear garden with lane access together with double glazing and gas central heating.



### Entrance lobby

Half glazed entrance door, tiled floor, staircase to first floor.

Lounge/Diner 21'7" x 13'10" max 10'9" min (6.60 x 4.24 max 3.28 min)



Double glazed window to front, two radiators, laminated wood flooring.

Kitchen 9'8" x 7'0" (2.97 x 2.15)



Comprising stainless steel sink unit, base and wall cupboards with tiled splash backs, gas hob and electric oven, space for washing machine, tiled floor, radiator, wall mounted gas combination boiler, double glazed window and half glazed door to rear.

### Bathroom/WC



Panelled bath with shower mixer tap, wc, wash hand basin, two radiators, double glazed window to rear.

### First floor landing

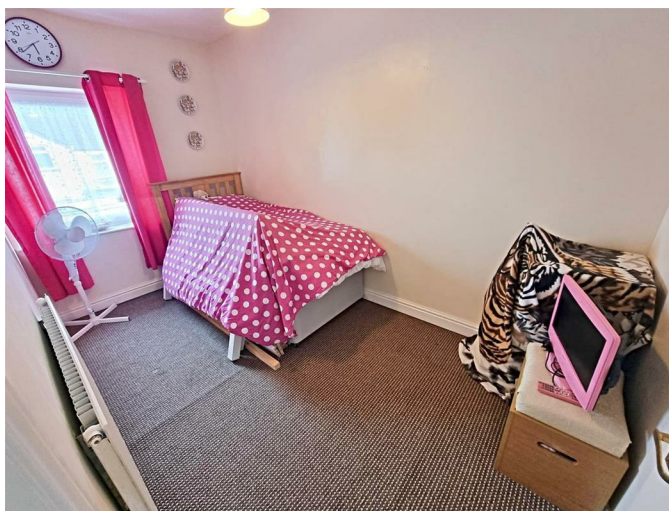
Attic access.

Bedroom 1 13'9" max 10'7" min x 9'2" (4.21 max 3.25 min x 2.81)



Two double glazed windows to front, radiator, storage cupboard.

Bedroom 2 12'2" x 6'7" (3.71 x 2.03)



Double glazed window to rear, radiator.

Bedroom 3 9'0" x 6'11" (2.75 x 2.11)



Double glazed window to rear, radiator.

Rear garden



Paved garden with lane access.

Floor Plan

