



Clydach Road, offers in excess of £180,000

- Three Bedroom Home
- Two Reception Rooms
- Three Generous Size Bedrooms
- Modern Througout
- Individually Designed Character Rooms Throughout
- Viewing highly recommended
- Unique BBQ Area
- EPC Rating: D



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About the property

Situated in the highly sought-after location of Ynystawe, this beautifully presented three-bedroom family home offers a perfect blend of modern living and individual character, making it an exceptional property that is ready to move straight into.

Finished to a high standard throughout, the accommodation has been thoughtfully designed, with each room boasting its own unique style and character, creating a warm and inviting atmosphere from the moment you step inside. The ground floor comprises a welcoming reception room, perfect for relaxing with family, alongside a stylish dining room that provides an ideal space for entertaining guests or enjoying family meals. The modern kitchen is both practical and well-appointed, offering ample storage and workspace to cater to everyday living. The ground floor also boasts a WC

Upstairs, the property features three generously sized bedrooms, each individually designed to create its own distinctive character while providing comfortable and versatile accommodation. A contemporary family bathroom completes the first-floor layout.

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



Accommodation

Lounge

13' 8" x 13' 7" (4.17m x 4.14m)

Kitchen

10' 6" x 10' 2" (3.20m x 3.10m)

Diner

13' 8" x 6' 10" (4.17m x 2.08m)

Wc

Landing

Bedroom One

13' 8" x 10' 8" (4.17m x 3.25m)

Bedroom Two

8' 7" x 6' 6" (2.62m x 1.98m)

Bedroom Three

9' 11" x 8' 7" (3.02m x 2.62m)

Family Bathroom

9' 2" x 5' 10" (2.79m x 1.78m)

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Floorplan



Total floor area 79.4 m² (854 sq.ft.) approx

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