



Heol Caerlan, offers in excess of £190,000

- Cul De Sac Location
- Front and Rear Gardens
- Driveway and Garage
- Great Location
- Ideal First Time Buy
- EPC Rating: C



 3  1  1



About the property

Located within a quiet cul-de-sac in the sought-after village of Yorkdale, this three-bedroom semi-detached property presents an excellent opportunity for first-time buyers or those looking to create a home tailored to their own tastes and requirements. Offered to the market with no chain, the property is ideal for those seeking a straightforward purchase.

The property offers spacious and versatile accommodation throughout, including three generously sized bedrooms and a bright open-plan lounge/diner, providing the perfect space for both everyday living and entertaining. A feature fireplace creates a focal point within the living area, while parquet flooring adds character and charm. The bedrooms benefit from fitted wardrobes, offering practical storage solutions. While requiring some modernisation, the home offers fantastic potential for purchasers to put their own stamp on the property and add value over time.

The kitchen further benefits from a large pantry, providing excellent additional storage space. Externally, the property enjoys a front garden, driveway parking and a garage, providing ample off-road parking and storage. To the rear, a private enclosed garden offers a great space for relaxing, gardening or family enjoyment.

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.

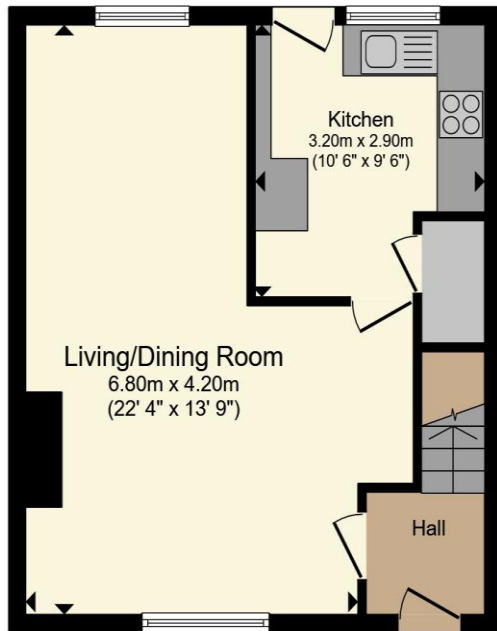


Accommodation

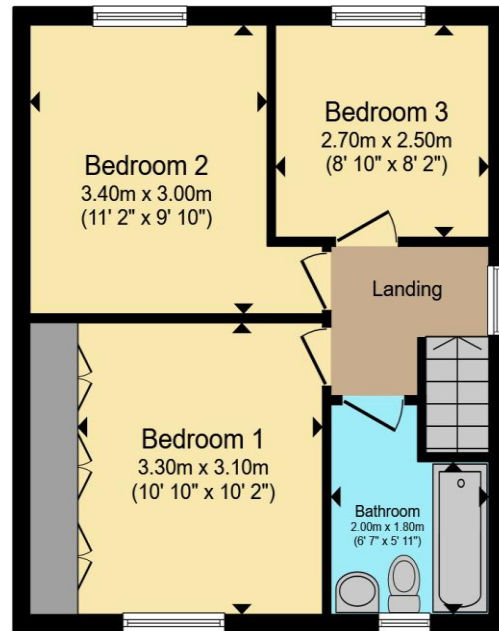
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Floorplan



Ground Floor



First Floor

Total floor area 80.4 m² (866 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



Important Information

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