



Est :1964

2 Bed Terraced

£80,000



Pentregwyddel Terrace Llysfaen, LL29 8FB

GUIDE PRICE £80,000

Mid Terrace Cottage. Two Bedrooms, Kitchen & Downstairs Bathroom. IN NEED OF UPDATING. Garden.

## Key Features

MID TERRACE COTTAGE

2 BEDROOMS

KITCHEN

BATHROOM

FRONT GARDEN



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## Ground Floor

**ENTRANCE PORCH** - Wooden porchway with glazed windows. Front door opening into the living room.

**LIVING ROOM** - Front aspect wooden window, log burner fireplace, door into hallway with stairs to first floor.

**KITCHEN** - Rear aspect window. A range of wall and base units, sink and drainer, space for cooker. Door to downstairs bathroom.

**BATHROOM** - Rear aspect bathroom comprising of bath, wash hand basin, w.c..

## First Floor

**BEDROOM ONE** - Front aspect window.

**BEDROOM TWO** - Rear aspect window.

## Exterior

**GARDEN** - Front: Lawn area.

**OPENING HOURS** - Monday - Friday: 9.00am - 5.00pm.

Saturday: 9.30am - 3.00pm.

Sunday: Viewings by pre-arranged appointment.

Evenings: Viewings by pre-arranged appointment

**VIEWINGS** - All viewings are accompanied by a staff member of Wynne Davies Estate Agents. Interested parties wishing to view this property can do so by contacting the Wynne Davies Estate Agents office to arrange an appointment. Out of hours appointments available.

**NOTES** - These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of an offer or contract. Property offered subject to contract and to remaining available. Central heating, electrical / gas appliances and plumbing equipment (where applicable) have not been tested. Freehold tenure to be confirmed by purchasers solicitor. Council tax band C (2020/21). Council tax banding to be confirmed by Conwy County Council.

