



## Ton-Yr-Ywen Avenue, £350,000

- Three Bedroom Semi-Detached
- Lounge and 19ft Kitchen/Diner
- Upvc Double Glazed Conservatory
- Good Off Road Parking
- Short Walk to Shops/Schools/Public Transport
- EPC Rating: Awaited



 3  1  3



## About the property

A family three bedroom semi-detached extended home with an open plan 19ft kitchen/diner and a 16ft conservatory overlooking a lovely rear garden. There is good off road parking with a wide front and the property is situated a short stroll from shops, schools, public transport and the Heath Hospital.

## Accommodation

**Porch**

**Entrance Hall**

**Lounge**

**Dining Room**

**Kitchen**

**Conservatory**



**Landing**

**Outside**

**Bedroom One**

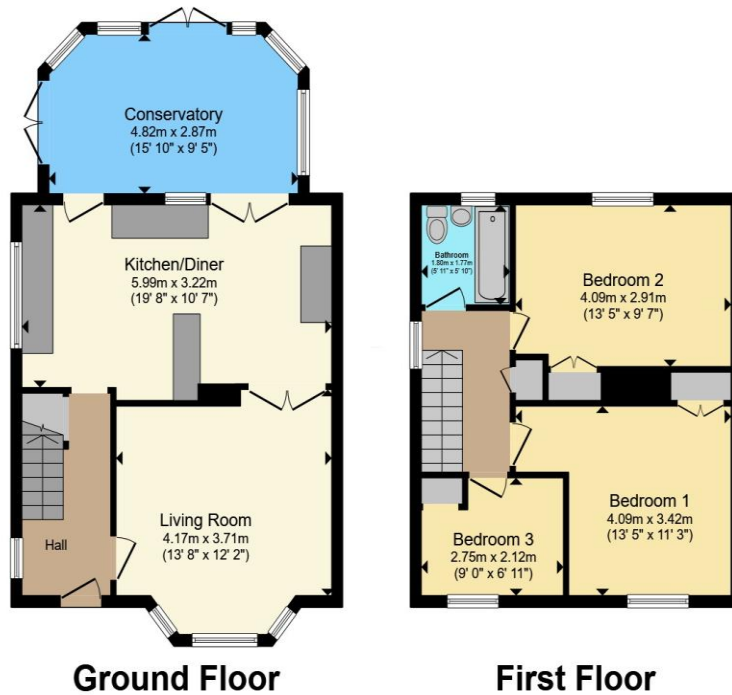
**Off Road Parking**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

## Floorplan



Total floor area 100.1 m<sup>2</sup> (1,077 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](http://www.propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.