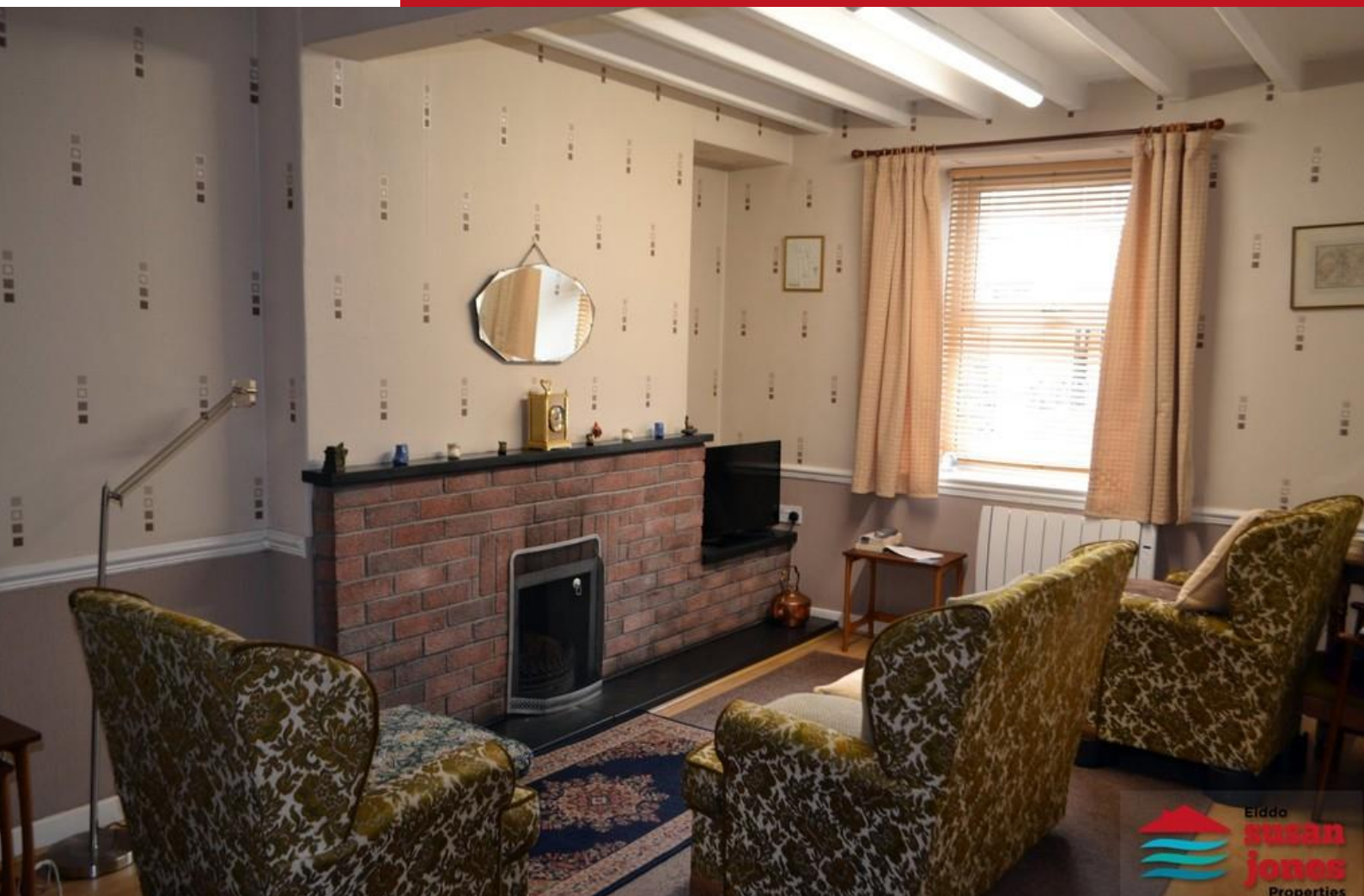




2 STRYD MADOC
Y FFOR LL53 6UH
£169,950





CROESO | WELCOME:

Eiddo canol rhes wedi ei osod dros ddau lawr. Cyntedd, lolfa gyda lle tan, cegin a lle bwyta i'r llawr gwaelod. Ar y lawr cyntaf mae yna 2 lofft ac ystafell ymolchi.

I'r cefn mae yna ardd, sied a hawl i fynd at lwybr rhanedig drwy gefn gardd rhif 3. Mae'r teras yma yn mwynhau'r hawl o barcio ar y palmant o fael y tŷ.

A mid terraced home situated in a popular village which is conveniently placed for local amenities. Set over 2 floors; it briefly comprises entrance hall, lounge with fireplace, kitchen/diner to ground floor and 2 bedrooms plus bathroom to first floor.

Steps lead to a pathway with lawned garden to your side and leading to shed. This property benefits from a right of way over part of number 3 to gain access onto the rear shared passageway for bins, bikes, etc.

CYNTEDD | ENTRANCE HALL:

uPVC double glazed door from outside. Stairs to first floor. Exposed beams to ceiling.

LOLFA | LOUNGE:

11' 9" x 18' 0" (3.6m x 5.5m) Maximum



measurements. Fireplace, uPVC double glazed window, 2 x electric wall mounted radiators, storage space under stairs. Exposed beams to ceiling.

CEGIN GYDA LLE BWYTA | KITCHEN/DINER

15' 1" x 15' 5" (4.6m x 4.7m) L-shaped, maximum measurements. Range of base and wall units, electric wall mounted radiator, single glazed window to dining area at high level. uPVC double glazed window and door to outside.

PEN GRISIAU | FIRST FLOOR LANDING:

Access to roof space.

LLOFFT 1 | BEDROOM 1:

15' 1" x 10' 9" (4.6m x 3.3m) Maximum measurements. 2 uPVC double glazed windows.

LLOFFT 2 | BEDROOM 2:

8' 0" x 15' 5" (2.45m x 4.7m) uPVC double glazed window, electric wall mounted radiator.

YMOLCHFA | BATHROOM:

8' 10" x 7' 2" (2.7m x 2.2m) Maximum measurements. Bath with electric shower over, washbasin, toilet. Built-in storage cupboard. Airing cupboard with cylinder. uPVC double glazed window.



TU ALLAN | OUTSIDE:

The terrace benefits from parking to the front. Steps lead up to lawned garden with concrete pathway leading to shed 3.5m x 3.9m. Pedestrian gate gives access along path leading to shared pathway giving access for bins, bikes etc.

PERCHNOGAETH | TENURE:

Freehold.

TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:

E

TRETH CYNGOR | COUNCIL TAX BAND:

C

GWASANAETHAU | SERVICES (NOT TESTED):

We believe that mains water, electric, and drainage are connected.

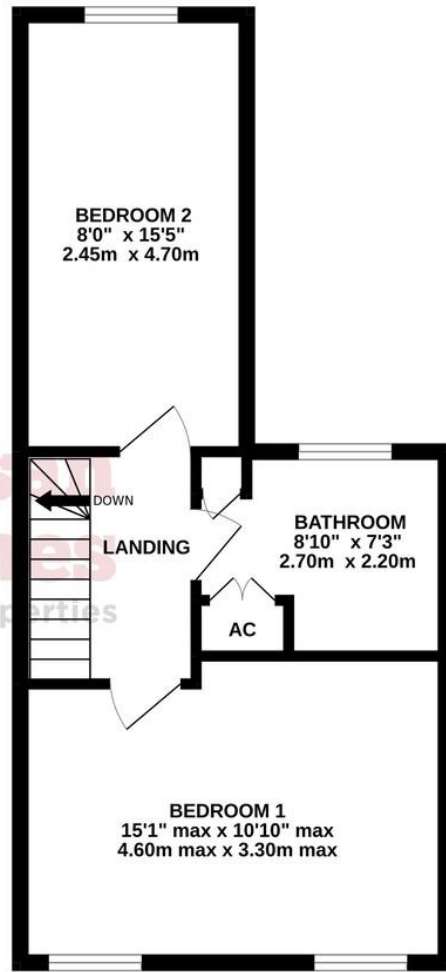
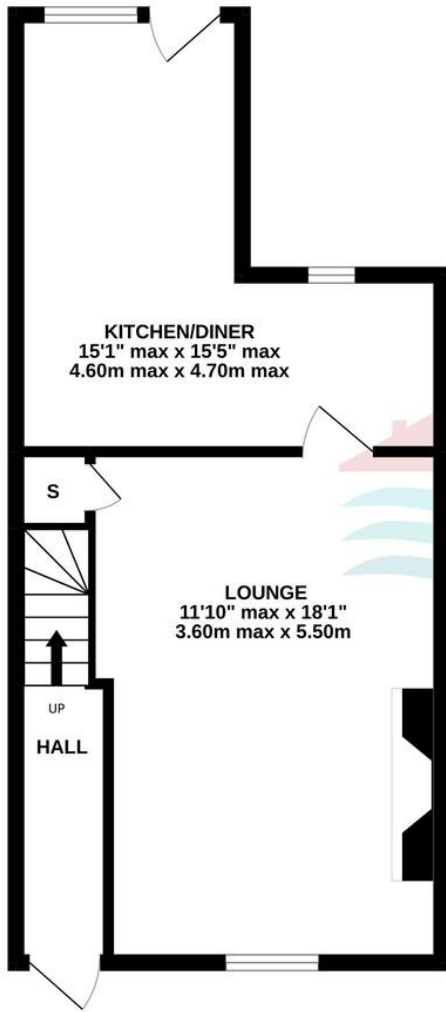
CYFARWYDDIADAU | DIRECTIONS:

In the village of Y Ffor you will find the property on your right hand side just as you turn towards Chwilog.



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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