



Erwyn, Clynderwen

£290,000 Freehold

Detached Bungalow • 3 Bed, Large Lounge, Kitchen, Dining Room, Utility Room, Bathroom • Large Plot with Superb Countryside Views • A Short Drive from Local Amenities • Great Transport Links • Perfect Family Home





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Hallway

14' 9" x 4' 4" (4.50m x 1.31m)

Living Room

18' 3" x 14' 0" (5.57m x 4.27m)

Dining Room

11' 10" x 10' 2" (3.60m x 3.10m)

Kitchen

11' 11" x 11' 8" (3.62m x 3.56m)

Utility/Conservatory

4' 8" x 9' 4" (1.43m x 2.85m)

Bedroom 1

11' 11" x 11' 11" (3.62m x 3.64m)

Bathroom

5' 3" x 8' 4" (1.61m x 2.54m)

Bedroom 2

12' 7" x 12' 10" (3.84m x 3.90m)

Bedroom 3

11' 2" x 7' 5" (3.40m x 2.25m)





GARDEN



