



## 2 Duffryn Street, Pontlottyn, CF81 9RQ

£149,000 Freehold

Highly Sought After Village Location • Mid-Terrace Cottage • Two Reception Rooms • Three Bedrooms • Double Glazing and a Gas Central Heating System • Enclosed Rear Garden



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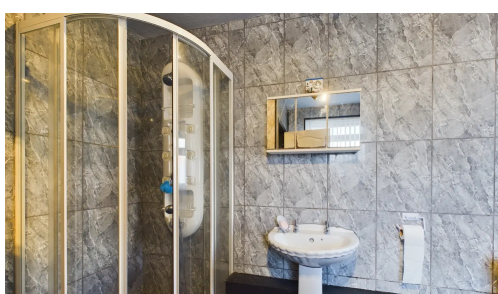
A stone-built, cottage-style terraced property in the highly sought after village of Pontlottyn. The accommodation comprises a porch leading to the entrance hall, lounge having a feature fireplace, built-in storage and double doors leading to the dining room. The kitchen has a range of wall and floor cabinets, a gas hob and electric oven. An inner hall leads to the bathroom having a four piece suite. To the first floor are three bedrooms, two of which having fitted wardrobes. Further benefits include double glazing and a gas central heating system. The rear garden is accessed via the kitchen and is mainly laid to artificial lawn with fenced boundaries. The property is in a convenient location for access to local amenities. Early viewing highly recommended.

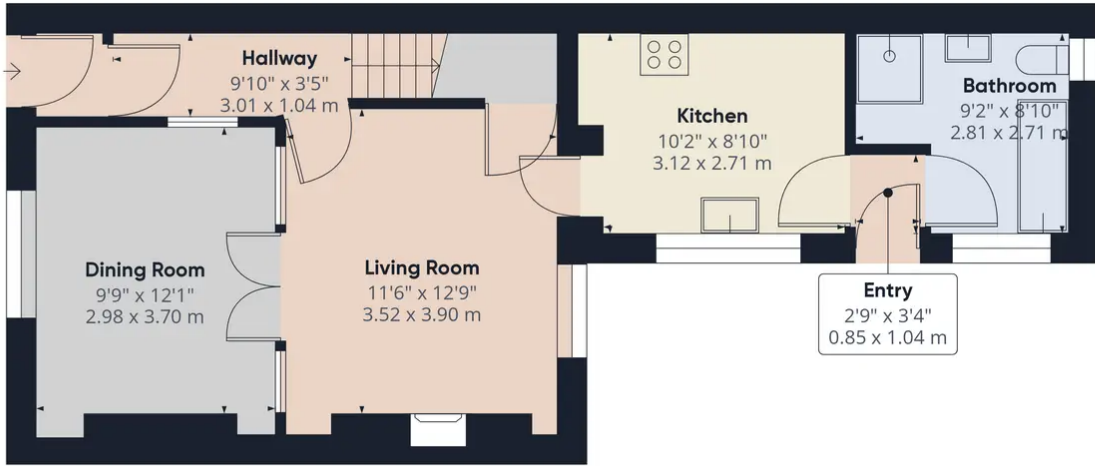


Council Tax band: A

Tenure: Freehold

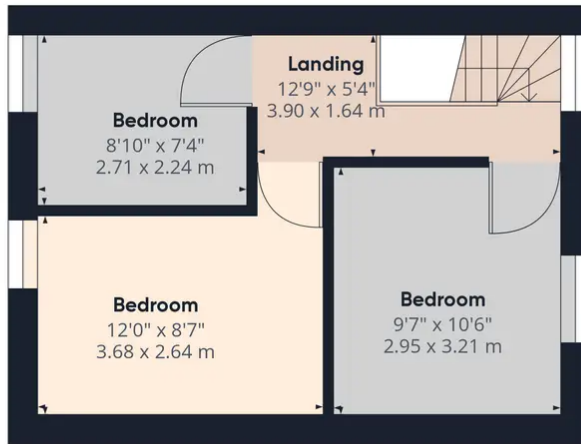
EPC Energy Efficiency Rating: D





Ground Floor

Approximate total area<sup>(1)</sup>  
864.39 ft<sup>2</sup>  
80.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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