



30 Ffordd Maendy, Sarn

£80,000 Leasehold

APARTMENT SOLD UNDER THE 70/30 SCHEME (CALL THE TEAM FOR MORE INFORMATION) • TWO BEDROOM APARTMENT
• OPEN PLAN KITCHEN/LIVING AREA • TWO BEDROOMS • SPACIOUS SHOWER ROOM • COMBI BOILER • ALLOCATED
PARKING SPACE

DanielMatthew
ESTATE AGENTS



Modern two-bedroom apartment with open plan kitchen/living area, spacious shower room, allocated parking, and 70/30 scheme. Close to amenities, schools, and transport links. Ideal for first-time buyers.

Council Tax band: B

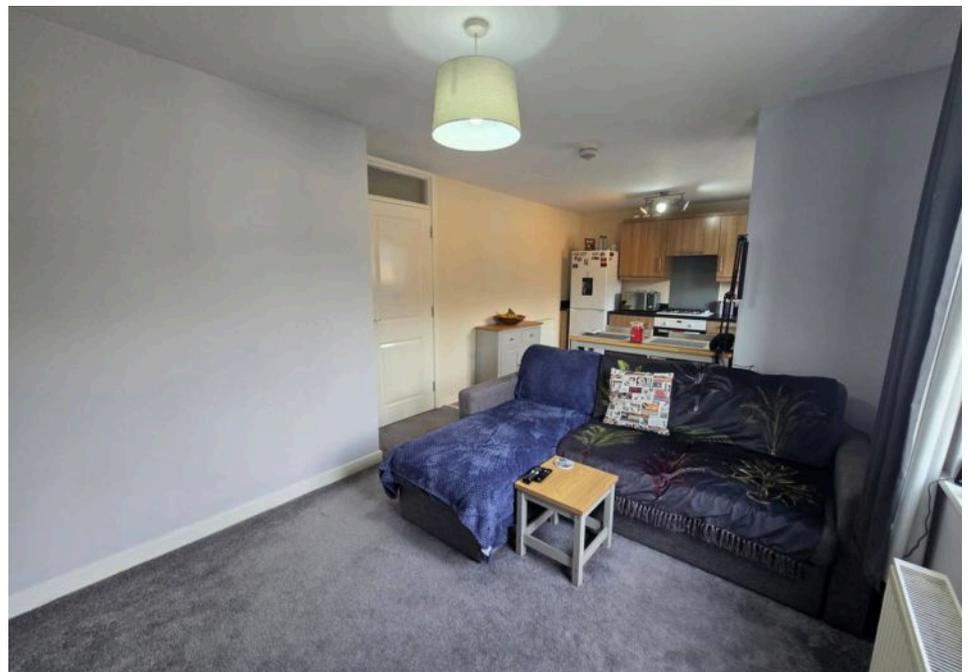
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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- › ALLOCATED PARKING SPACE





ENTRANCE

Enter via internal door into the entrance with plain walls, plain ceiling, laminate flooring, access to all rooms.

LOUNGE/KITCHEN

20' 10" x 10' 5" (6.36m x 3.18m)

Open plan kitchen/loving space with a relaxing lounge area with a front UPVC double glazed window, plain walls, plain ceiling, carpet flooring and radiator. UPVC double glazed window to front aspect of the kitchen area with a range of wall and base units and worktop, stainless steel sink with mixer tap, gas hob with extractor over, space for a washing machine and breakfast bar seating area, plain walls, plain ceiling, space for a washing machine, laminate flooring and combi boiler housed in the cupboard.



BEDROOM ONE

13' 0" x 9' 9" (3.97m x 2.98m)

UPVC double glazed window to front aspect, double bedroom with plain walls, plain ceiling, carpet flooring and radiator.

BEDROOM TWO

8' 5" x 7' 9" (2.57m x 2.35m)

UPVC double glazed window to front aspect, second bedroom with plain walls, plain ceiling, carpet flooring and radiator.









Approx Gross Internal Area
50 sq m / 537 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

You can include any text here. The text can be modified upon generating your brochure.

