



# The Dyffryn

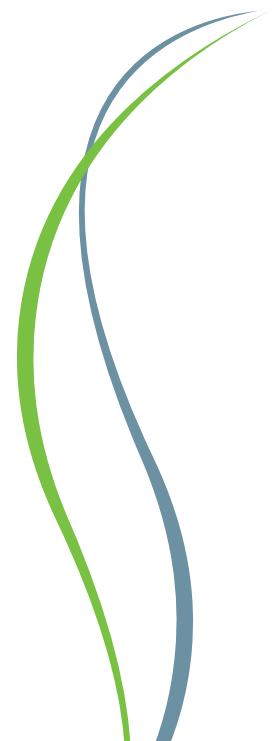
TWO BEDROOM HOME

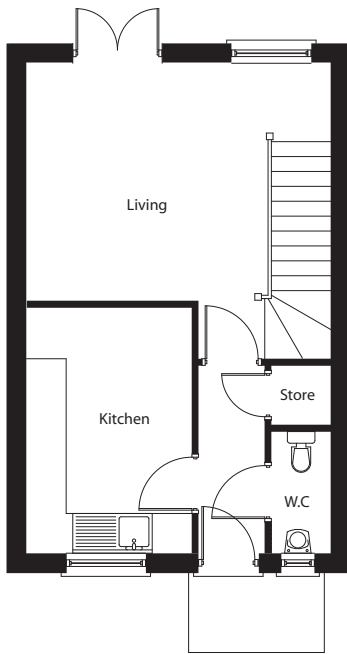
This semi-detached home offers spacious accommodation with a reception hall opening into a lounge/dining room. From the lounge, double french doors open onto a good size patio area. A door from the hall opens into a beautifully specified luxury kitchen complete with a dual fuel, 5 burner range cooker in stainless steel. Additionally from the hall, there is a ground floor cloakroom with WC and a useful storage cupboard. On the first floor are two good sized bedrooms, a further storage cupboard and a stylish bathroom featuring the latest design P-shaped bath with extra showering space and thermostatic shower.



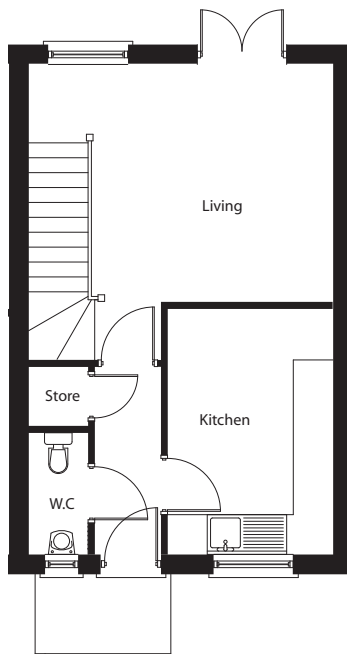
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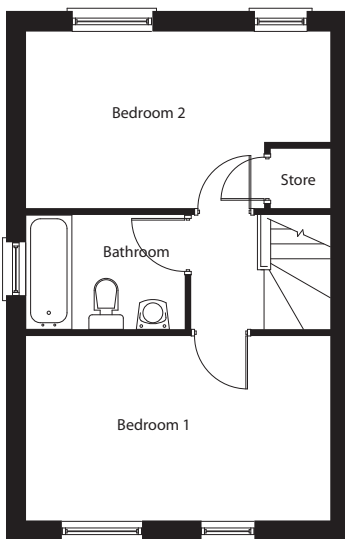
**Plots 3 and 7**



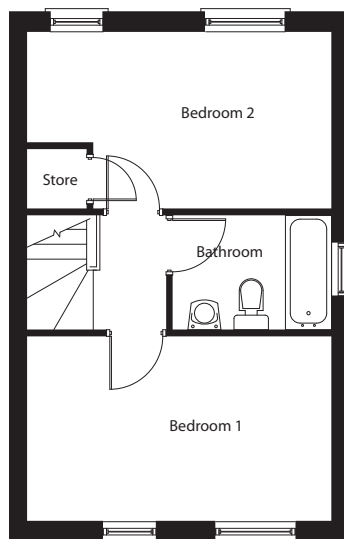
**Plots 2,6 and 10**

## Ground floor

Lounge/dining	4.57m x 3.55m 15'0" x 11'7"
Kitchen	3.66m x 2.35m 12'0" x 7'8"
Cloakroom	1.75m x 0.85m 5'9" x 2'9"



**Plots 3 and 7**



**Plots 2,6 and 10**

## First floor

Bedroom 1	4.57m x 2.75m 15'0" x 9'0"
Bedroom 2	4.57m x 2.62m 15'0" x 8'7"
Bathroom	2.25m x 1.67m 7'4" x 5'6"

**For further information please call our Sales Advisor,  
Anwen Goodacre on 07920 140226**

This leaflet is intended for illustration purposes only. Please note that dimensions are maximum and may vary slightly according to build tolerances. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescription Act 1991. Illustrations are of typical elevations. If you require further detail, please consult our sales advisor. This information is for guidance only and does not form part of any contract or constitute a warranty



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