



**52 Bethania Street, CF34 9ET**

**£130,000**

COMING SOON!! This could be the best Christmas present ever! A two bedroom end of terraced property which benefits from a recent refurbishment. Finished to a high standard, this property is ideal for first time buyers or an investor looking for a turn key property.

The accommodation briefly comprises an entrance hall, lounge and kitchen/diner to the ground floor. Landing, two bedrooms and family bathroom to the first floor. The property further benefits from uPVC double glazing throughout, gas central heating via combination boiler, front forecourt, side entrance and rear garden.

Viewing is highly recommended to appreciate all this property has to offer..

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax Band = B

## Ground Floor

### Hallway

Measurement and descriptions to follow.

### Lounge

Measurement and descriptions to follow.

### Kitchen/Diner

Measurement and descriptions to follow.

## First Floor

### Landing

Measurement and descriptions to follow.

### Bedroom One

Measurement and descriptions to follow.

### Bedroom Two

Measurement and descriptions to follow.

### Bathroom

Measurement and descriptions to follow.

## Outside

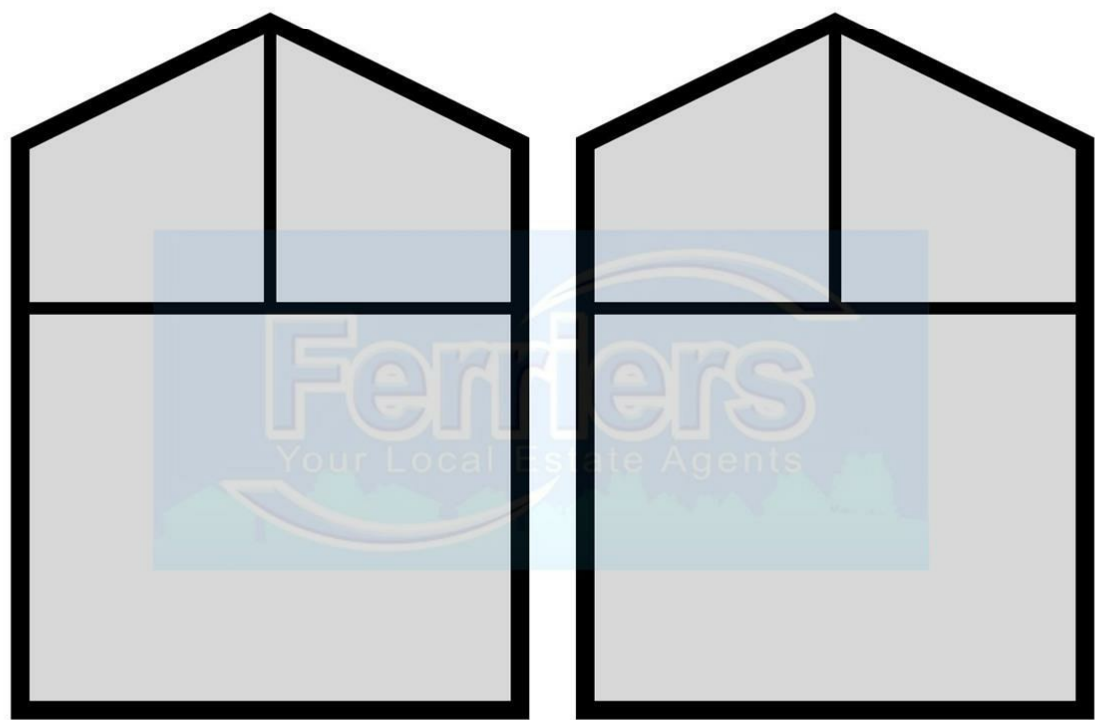
### Front Forecourt

Area laid to pea shingle with paved path to front door and path offering access to side door.

### Rear Garden

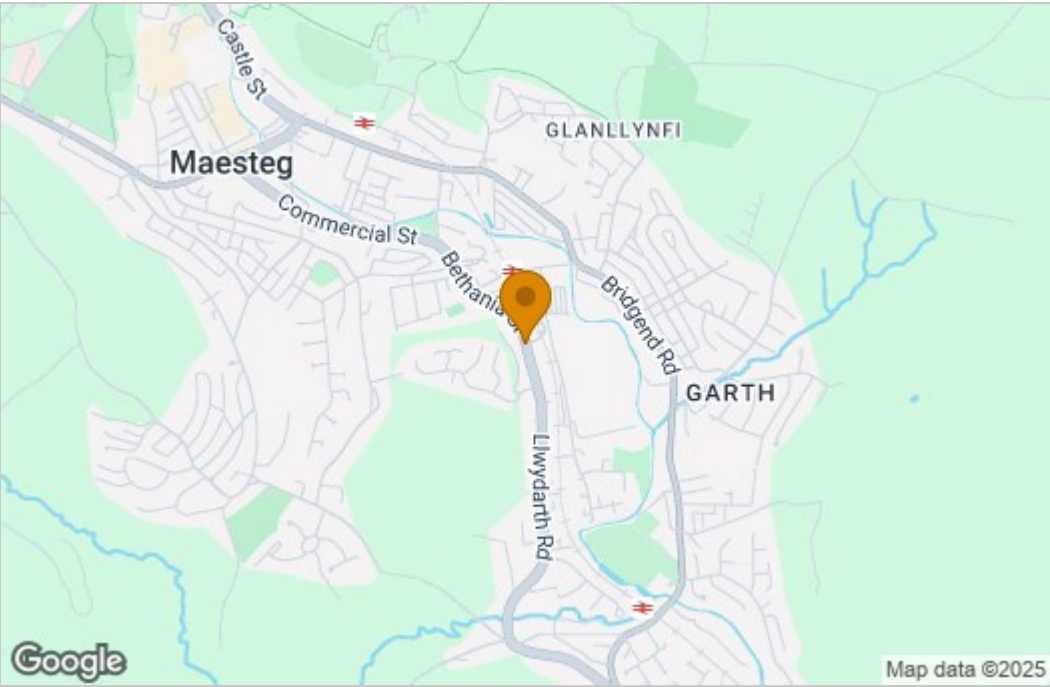
Measurement and descriptions to follow.

Floor Plan

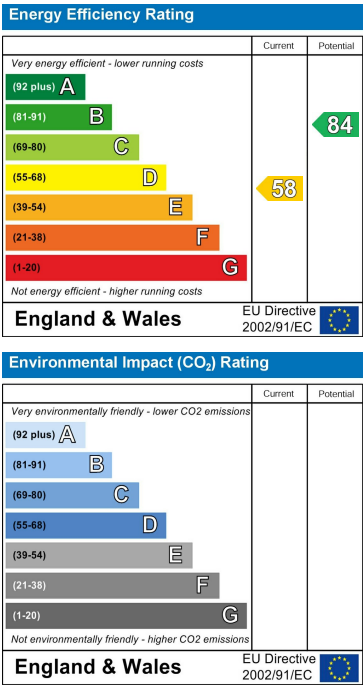


FLOORPLAN TO FOLLOW

Area Map



Energy Efficiency Graph



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