



## Treharne Road, offers over £80,000

- Ideal Investment
- Strong Rental Area
- Very Close to Local Amenities
- Excellent Views
- Council Tax A
- EPC Rating: D



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## About the property

On offer for sale with no on-going chain is this two bedroom end terraced property benefiting from attractive views, UPVC double glazed windows throughout. Ideal investment opportunity for someone who's keen to put they're own stamp on a property. Internally the property briefly comprises large reception room, a kitchen area, utility area, storage area and a bathroom to the ground floor. To the first floor there are two double bedrooms. Internal viewings highly recommended. To arrange an appointment please contact Peter Alan Maesteg on 01656 736136 or [www.peteralan.co.uk](http://www.peteralan.co.uk)





## Accommodation

### Porch

### Lounge/ Dining Room

19' 9" Max x 14' 2" Max ( 6.02m Max x 4.32m Max )

### Kitchen

12' 7" x 6' 6" ( 3.84m x 1.98m )

### Storage Area

### Bathroom

### Utility Area

### Bedroom One

11' 1" x 10' 7" ( 3.38m x 3.23m )

### Bedroom Two

8' 7" x 9' 2" ( 2.62m x 2.79m )

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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