



## Lower Mount Pleasant, £80,000

- END TERRACE
- REAR GARDEN
- TWO BEDROOMS
- FANTASTIC VIEWS
- EPC Rating: E



 2  1  1





## About the property

End of terrace two bedroom cottage situated in Troedyrhiw and comprising of entrance porch, lounge, kitchen/diner, down stairs shower room, two bedrooms. Front courtyard and rear garden. Property is an ideal First Time Buy or Investment Opportunity.



## Accommodation

### Entrance

Double glazed door to front into entrance porch with double glazed window to side.

### Lounge

11' 2" x 10' 8" ( 3.40m x 3.25m )

Double glazed window to front, storage cupboard, gas fire, textured ceiling, wooden laminate flooring, staircase to landing, radiator.

### Kitchen

11' 4" Max x 13' 8" Max ( 3.45m Max x 4.17m Max )

Double glazed window to rear, base units, electric cooker point, sink / drainer, plumbing for washing machine, radiator.

### Shower Room

Double glazed window to side, low level wc, hand basin, shower cubicle.

### Landing

Loft Access

### Bedroom One

7' 9" x 14' 1" ( 2.36m x 4.29m )

Double glazed window to rear, cupboard housing water tank, radiator.

### Bedroom Two

6' 3" x 11' 1" ( 1.91m x 3.38m )

Double glazed window to front, radiator.

### Front

Courtyard to front.

### Rear

Tiered rear garden.

01685 722223  
merthyrttydfil@peteralan.co.uk



## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

