



## Kimberley Terrace, offers over £95,000

- Tax band A
- Tenant in situ
- Investment opportunity
- Popular location
- Rear garden
- EPC Rating: C



 2  1  1



## About the property

A two bedroom mid-terraced property in a popular residential street in Tredegar. Being sold with tenant in situ, this property would make a ideal investment. Close to transport links and local amenities. Viewing is highly recommended.

The property consists of an entrance hall, good size living room/dining room, kitchen, family bathroom and two bedrooms. To the rear of the property is a enclosed garden.

Set in a popular location in the heart of the South Wales Valleys, close to transport links such as the A465 Heads of the Valleys road and close to parks and popular walking routes.



## Accommodation

### Entrance Hall

Door to living room.

### Living Room

12' 6" x 10' 1" Max ( 3.81m x 3.07m Max )  
Window to front.

### Dining Room

12' x 11' 3" Max ( 3.66m x 3.43m Max )  
Window to rear.

### Kitchen

8' 1" Max x 8' 5" Max ( 2.46m Max x 2.57m Max )  
Fitted cupboards, door to rear.

### Landing

Door to all bedrooms and bathroom.

### Bedroom 1

15' 1" x 11' 1" Max ( 4.60m x 3.38m Max )

Window to front.

### Bedroom 2

11' 1" x 10' 2" ( 3.38m x 3.10m )  
Window to rear.

### Bathroom

Bath, wash basin and toilet. Window to rear and side.

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## Floorplan



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