



Rhoslan, guide price £90,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax - Band A
- No onward chain
- great investment opportunity
- Popular location
- Spacious garden
- EPC Rating: D



3 1 1



About the property

A three bedroom, semi-detached property in a popular residential area in Tredegar. Being sold with no onward chain, this property would make an ideal investment or family home.

The property briefly comprises consists of an entrance hall, good size living room, kitchen, utility room, family bathroom and three bedrooms. The property boasts a spacious garden with lawn area and patio area.

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 local amenities.

Early viewing highly recommended.



11' 1" Max x 6' 1" Max (3.38m Max x 1.85m Max)

01685 722223

merthytydfil@peteralan.co.uk

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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