



Bryntaf, £145,000

- Council Tax A
- Over three floors
- Great location
- Well-presented
- Garage
- EPC Rating: C



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About the property

A well-presented three bedroom terrace property in the popular village location of Aberfan. Set in a sought after location, close to local amenities and transport links. Great investment opportunity or first time buy. Viewing highly recommended.

Set over three floors, the entrance level comprises of the reception room, to the lower ground level is a kitchen with dining area and bathroom. The lower level also provides access to the rear garden and garage which is currently being used as a gym. The first floor comprises of three bedrooms and W.C.

Ideally located in a popular location in Aberfan, close to local amenities and transport links.

Viewing highly recommended to appreciate all this property has to offer,



Accommodation

Hall

Living Room

20' 6" Max x 12' 7" Max (6.25m Max x 3.84m Max)

Kitchen/dining Room

Kitchen Area

8' 2" Max x 8' 2" Max (2.49m Max x 2.49m Max)

Dining Area

12' 4" Max x 11' 4" Max (3.76m Max x 3.45m Max)

Porch

Landing

Bedroom 1

12' 4" Max x 8' 8" Max (3.76m Max x 2.64m Max)

Bedroom 2

7' 9" Max x 9' 5" Max (2.36m Max x 2.87m Max)

Bedroom 3

9' 5" Max x 7' 3" Max (2.87m Max x 2.21m Max)

W.C.

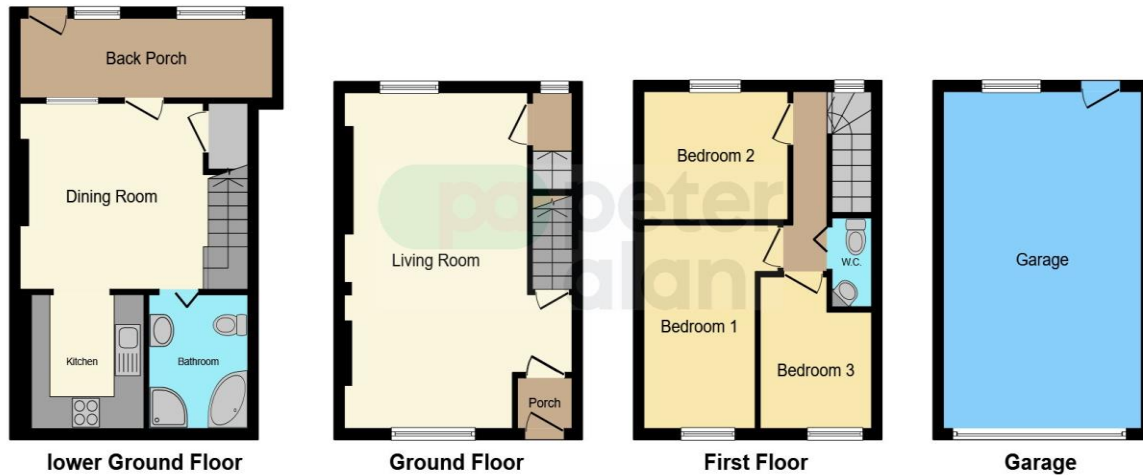
Garage

21' Max x 13' 1" Max (6.40m Max x 3.99m Max)

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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