



## Abermorlais Terrace, offers over £110,000

- Council Tax Band A
- Over three floors
- Town centre location
- Nearby schools and amenities
- Excellent public transport links
- EPC Rating: E



 2  1  1



## About the property

Presenting this neutrally decorated, terraced property, located in a sought-after area with excellent public transport links, nearby schools, and local amenities. This property is ideally suited for families and couples looking for a balance of convenience and tranquillity.

Upon entering the property, you will notice that the house spans over three floors, providing ample space for comfortable living. The property boasts a single, well-sized reception room, perfect for unwinding and spending quality time with loved ones.

The heart of this home is the kitchen, complete with a dedicated dining space. This room is certain to be the hub of the house, where you can enjoy family meals or entertain guests.

In terms of sleeping accommodations, this property offers two double bedrooms. Each bedroom is generously proportioned, offering ample space for furniture and personal items. These rooms provide a wonderful sanctuary for rest and relaxation after a long day.



## Accommodation

### Hall

### Living Room

19' 6" Plus door recess x 8' 7" Max ( 5.94m Plus door recess x 2.62m Max )

### Kitchen

Irregular Shaped Room x ( x )

### Shower Room

### Back Porch

### Landing

### Bedroom 1

9' 8" Max x 12' 8" Into alcove ( 2.95m Max x 3.86m Into alcove )

### Bedroom 2

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## Floorplan

### Important Information

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