



## Park Place, £115,000

- Council tax band A
- Close to public transport
- Nearby local amenities
- Close to walking routes
- Charming terraced property
- EPC Rating: D



 3  1  1



## About the property

We are pleased to present this charming terraced property for sale, situated in a delightful location brimming with amenities.

The residence boasts three bedrooms, providing enough space for families, couples, or even investors. A single bathroom services the property, offering functionality and convenience for all occupants.

The heart of the home is undoubtedly the kitchen, ideal for whipping up home-cooked meals. The single reception room serves as a cosy spot to unwind and enjoy quality time with loved ones. One of the unique features of this property is its inviting garden.

Location is a significant factor when buying a home, and this property does not disappoint. It is conveniently situated close to public transport links, making commutes a breeze. There are also a variety of local amenities nearby, including schools, parks, and the Taf Trail and Bike Park Wales for those who enjoy outdoor activities.



## Accommodation

### Hall

7' 6" Max x 10' Max ( 2.29m Max x 3.05m Max )

### Living/Dining Room

### Bedroom 3

9' 3" Max x 6' 5" Max ( 2.82m Max x 1.96m Max )

### Living Area

9' 7" Max x 12' 1" Max ( 2.92m Max x 3.68m Max )

### Dining Area

11' 3" Max x 12' 5" Max ( 3.43m Max x 3.78m Max )

### Kitchen

13' 2" Max x 7' 1" Max ( 4.01m Max x 2.16m Max )

### Back Porch

### Bathroom

### Landing

### Bedroom 1

12' 8" Max x 10' Max ( 3.86m Max x 3.05m Max )

### Bedroom 2

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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](http://www.focalagent.com)

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