

# River View The Terrace, offers over £120,000

- Council Tax Band C
- Being sold with tenant-in-situ
- Great investment opportunity
- Beautiful location
- Parking
- EPC Rating: C









# About the property

Presenting an excellent opportunity for investors, we are pleased to offer this terraced house for sale, currently occupied by a tenant-in-situ. The property, located in an area with excellent public transport links, nearby schools, and local amenities, also offers walking routes.

This house is in good condition, providing a warm and welcoming interior.. The property features a single, well-sized reception room and a well-appointed kitchen.

The property comes with two bedrooms, the first of which is a generous double, offering plenty of room for a comfortable living arrangement. The property also boasts a bathroom and ground floor W.C.

One of the unique features of this property is the inclusion of parking. Additionally, the property boasts a garden, providing a tranquil space for relaxation or outdoor activities. A beautiful view enhances the overall appeal of this home, adding to its charm.

In summary, this is a promising investment opportunity offering a good halance of comfort, convenience



## **Accommodation**

### **Living Room**

13' 1" Max x 20' 3" Max ( 3.99m Max x 6.17m Max )

W.C

#### Kitchen

9' 5" Max x 9' 5" Max ( 2.87m Max x 2.87m Max ) Landing

#### Bedroom 1

13' 1" Max x 10' 2" Max ( 3.99m Max x 3.10m Max

#### Bedroom 2

#### **Bathroom**

## merthyrtydfil@peteralan.co.uk

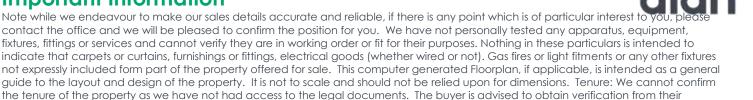
# **Floorplan**



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 refled 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

## Important Information

solicitor or surveyor.



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