



## Oakland Terrace, offers over £155,000

- Council Tax Band B
- Garage to the rear
- Modernised throughout
- Ideal first-time buy
- Close to local amenities and transport links
- Enclosed rear garden
- EPC Rating: Awaited



 3
  2
  1



## About the property

This well-presented and recently modernised terraced house is now on the market and offers a fantastic opportunity for first-time buyers or families. Situated in a popular location, the property is conveniently located near public transport links, nearby schools, local amenities, and walking routes.

The house is well-proportioned and features a total of three bedrooms, two bathrooms, a reception room, and a kitchen. The first bedroom is a comfortable double, offering ample space for relaxation and rest. The property benefits from a recently modernised kitchen/diner, where every culinary need is catered to. The spacious reception room is perfect for both entertaining guests and spending quality family time.

The two bathrooms add a touch of luxury to this property. The first is a wet room located on the ground floor – a convenient addition for any busy family. The second bathroom is a family bathroom situated on the first floor, offering convenience and privacy for the occupants of the upstairs bedrooms.

One of the unique features of this property is the presence of a garden, providing an excellent space for outdoor activities or relaxing in the fresh air. The property also boasts a single garage, offering secure parking or extra storage space.



## Accommodation

### Hallway

### Living Room

22' 6" Max x 12' 1" Max ( 6.86m Max x 3.68m Max )

### Kitchen/Diner

15' 8" Max x 10' 1" Max ( 4.78m Max x 3.07m Max )

### Wet Room

### Landing

### Bedroom 1

10' 9" Max x 16' 4" Max ( 3.28m Max x 4.98m Max )

### Bedroom 2

10' 8" Max x 3' 1" Max ( 3.25m Max x 0.94m Max )

### Bedroom 3

8' 1" Max x 11' 2" Max ( 2.46m Max x 3.40m Max )

### Bathroom

01685 722223

merthytydfil@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 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)



## 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