



## Ty-Newydd Street, £135,000

- 3 Bedroom
- Excellent transport links
- Ideal for families or couples
- No chain
- Council tax A
- EPC D
- EPC Rating: D



3 1 1



## About the property

A three-bedroom terraced house, located in an popular area in Pontlottyn being sold with no onward chain. This property is in good condition and offers a unique combination of location and character that we believe will be ideal for families and couples alike.

The property boasts three bedrooms, a family bathroom, spacious living/dining room and a modern kitchen. To the rear of the property is a low maintenance garden.

The location of this house brings a multitude of conveniences. With public transport links, nearby schools, and local amenities all within reach, daily life is made easier. For those who appreciate nature, walking routes are available in the vicinity.

Offered with no onward chain, this property is ideal for families and couples seeking a home that provides both comfort and convenience.

*Viewing highly recommended*



# Accommodation

|  |   |
|--|---|
| <b>Hall</b>  | <b>Bedroom 3</b>                                |
| <b>Living/Dining Room</b>  | 8' 6" Max x 7' 5" Max ( 2.59m Max x 2.26m Max ) |
| <b>Living Area</b>   |   |
| 10' Max x 11' 9" Max ( 3.05m Max x 3.58m Max )                             |   |
| <b>Dining Area</b>   |   |
| 12' 5" Max x 11' 4" Max ( 3.78m Max x 3.45m Max )                          |   |
| <b>Kitchen</b>   |   |
| 14' 8" Max x 8' 6" Max ( 4.47m Max x 2.59m Max )                           |   |
| <b>Bathroom</b>  |   |
| <b>Landing</b>   |   |
| <b>Bedroom 1</b>   |   |
| 11' 8" Max x 7' 8" Plus door recess ( 3.56m Max x 2.34m Plus door recess ) |   |
| <b>Bedroom 2</b>   |   |
| 9' 6" Max x 10' 4" Max ( 2.90m Max x 3.15m Max )                           |   |



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

**pa** peter  
alan