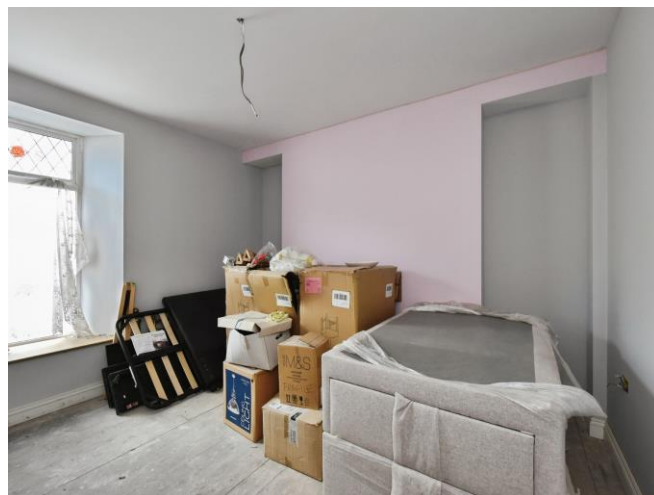




## Courtland Terrace, £220,000

- Council Tax Band C
- No onward chain
- Investment opportunity
- Close to town centre
- Cash buyers only
- EPC Rating: G



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## About the property

A end-of-terrace house with a wealth of potential for investors or families looking to customise their own living space . This property is being sold with no onward chain and provides an exciting opportunity to create a beautiful and bespoke living space. Cash buyers only.

The house boasts three bedrooms and a versatile loft area. The property further benefits from two reception rooms, allowing for flexibility of use whether you need space for relaxation, work, or entertainment. Despite the absence of a fitted kitchen, the generous space this property offers opens up possibilities for a custom kitchen design that suits your taste and needs. This aspect of the house is a blank canvas waiting for your personal touch. Additionally, the property includes a conservatory, from which you can enjoy scenic views all year round, further enhancing the appeal of this home.

Location-wise, this house is situated in a well-connected area with convenient public transport links, nearby schools, and local amenities. Its proximity to the town centre adds to the convenience of living in this property.

Viewing highly advised to appreciate the wealth of potential this property has to offer.





## Accommodation

### Hall

9' 2" Max x 7' 5" Max ( 2.79m Max x 2.26m Max )

### Living Room

12' 6" Max x 15' 8" Max ( 3.81m Max x 4.78m Max )

### Dining Room

11' 9" Plus storage x 13' 5" Max ( 3.58m Plus storage x 4.09m Max )

### Conservatory

### Landing

### Shower Room

### Bedroom 1

11' 9" Plus storage x 12' 1" Max ( 3.58m Plus storage x 3.68m Max )

### Bedroom 2

12' 7" Max x 11' 4" Max ( 3.84m Max x 3.45m Max )

### Bedroom 3

### Loft Area

Restricted head height.

### Kitchen

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)

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