



## Station Street, £130,000

- Council Tax Band A
- No onward chain
- Ideal investment opportunity
- Close to local amenities
- Great transport links
- EPC Rating: Awaited



2 1 1



## About the property

Presenting this end of terrace house, ripe for modernisation and brimming with potential. The property is on the market for sale and boasts a promising investment opportunity for first-time buyers and investors alike. No onward chain.

The house comprises two bedrooms, offering ample space for a small family or couple. It also features a single bathroom situated conveniently on the ground floor. The property is further complemented with one reception room, providing a welcoming space to relax and entertain guests. This home also boasts a kitchen, with plenty of room to incorporate the buyer's personal touch and modernising flair. To the rear of the property is an enclosed garden.

Set in a popular location in Pontllytyn, close to transport links including Pontllytyn train station and bus routes, ideal if commuting. This property is ideally located close to local amenities.



## Accommodation

### Lounge/Diner/Kitchen

#### Lounge/Diner Area

13' Max x 19' 8" Max ( 3.96m Max x 5.99m Max )

#### Kitchen area

9' 7" Max x 9' 3" Max ( 2.92m Max x 2.82m Max )

#### Bathroom

#### Bedroom 1

13' Max x 11' 9" Max ( 3.96m Max x 3.58m Max )

#### Bedroom 2

13' Max x 7' 4" Max ( 3.96m Max x 2.24m Max )

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## Floorplan



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