



Oak Road, £110,000

- Council Tax Band A
- No onward chain
- Great location
- Close to local amenities
- Ideal first-time buy
- EPC Rating: C



 3  1  1



About the property

A charming terraced house, ideally suited for first-time buyers, investors, and families. This residential property boasts a comfortable layout with three bedrooms, a bathroom, two reception rooms, and a kitchen.

The house offers a welcoming and spacious environment with three bedrooms and a bathroom with separate toilet.

The kitchen, considered the heart of any home, provides a warm and inviting space for preparing meals and provides direct access to the rear garden.

Adding to the charm of this property are two reception rooms. These rooms provide a great space for entertaining guests or for spending quality family time.

In terms of unique features, the property offers a rear garden, perfect for those with green fingers or simply enjoy outdoor relaxation.



Accommodation

Kitchen/Diner

20' Max x 10' 4" Max (6.10m Max x 3.15m Max)

Sitting Room

11' 5" Max x 10' 10" Max (3.48m Max x 3.30m Max)

Living Room

9' 8" Max x 14' 9" Max (2.95m Max x 4.50m Max)

Landing

Bedroom 1

11' 3" Max x 10' 1" Max (3.43m Max x 3.07m Max)

Bedroom 2

13' 8" Max x 7' 6" Max (4.17m Max x 2.29m Max)

Bedroom 3

5' 8" Max x 12' 9" Max (1.73m Max x 3.89m 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

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

