



Heolgerrig, £225,000

- Council Tax Band B
- No onward chain
- Ideal family home
- Spacious kitchen
- Off-road parking
- Spacious rear garden
- EPC Rating: D



 3
  1
  1



About the property

Presenting an excellent opportunity to acquire an attractive mid-terrace house, situated in a popular location with convenient access to public transport links, well-regarded schools, and a host of local amenities. This property perfectly suits both families and investors seeking a residence in a thriving community with ample walking routes nearby.

The house has been maintained in good condition and offers a practical layout designed for comfortable living. Comprising three bedrooms, including two double bedrooms, the property ensures plenty of accommodation for growing families or those requiring additional space for guests or home office use.

The contemporary kitchen is a true highlight, benefiting from generous natural light, ample dining space, and direct access to the spacious garden—excellent for family meals or entertaining during the warmer months. The expansive garden further enhances the appeal, providing a safe and private outdoor area for relaxation and play. Additionally, the property boasts its own driveway, offering convenient off-street parking.

With the added advantage of no onward chain, the house is ready for immediate occupation, making for a



Accommodation

Porch

Reception Room

13' 9" Max x 20' 5" Max (4.19m Max x 6.22m Max)

Kitchen/Diner

12' 1" Max x 21' 7" Max (3.68m Max x 6.58m Max)

Landing

Bedroom 1

Irregular Shaped Room x (x)

Bedroom 2

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

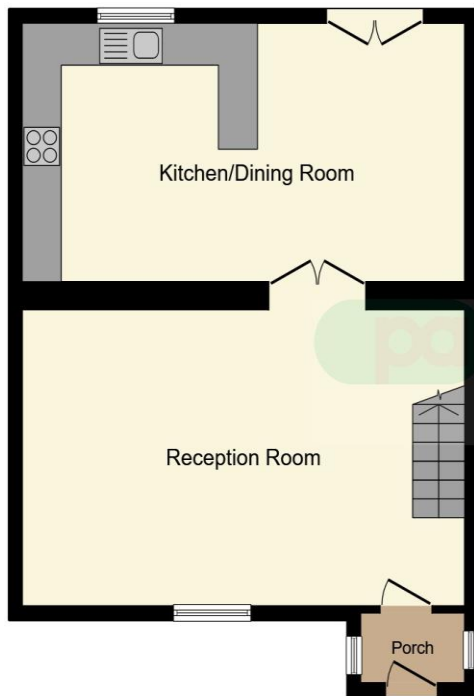
Bedroom 3

Bathroom

01685 722223

merthytydfil@peteralan.co.uk

Floorplan



Ground Floor



First Floor

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