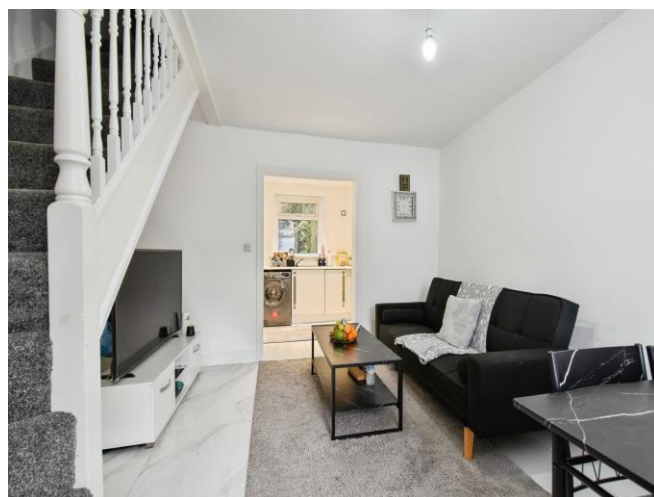




## Industrial Terrace, £125,000

- Council Tax Band A
- Ideal investment opportunity
- Sold with tenant-in-situ
- Close to local amenities
- Ideal transport links
- EPC Rating: E



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## About the property

A great investment opportunity in Troedyrhiw, Merthyr Tydfil. Being sold with tenant-in-situ, this presents an excellent opportunity for investors, this two-bedroom terraced house is ideally situated to take full advantage of convenient public transport links, local schools, and a range of local amenities.

Upon entering the property, you are welcomed by a lounge and kitchen to the ground floor. Upstairs, the layout consists of two bedrooms and a bathroom.

This house benefits from its ideal location, with excellent public transport links including popular bus routes and Troedyrhiw Train Station and close to local amenities.

Viewing highly recommended.



## Accommodation

### Porch

### Lounge

Irregular Shaped Room 13' 6" x 12' Max ( 4.11m x 3.66m)

### Kitchen

Irregular Shaped Room 7' 2" x 11' 2" Max ( 2.18m x 3.40m)

### Landing

### Bedroom 1

Irregular Shaped Room 11' 5" x 8' 10" Max ( 3.48m x 2.69m)

### Bedroom 2

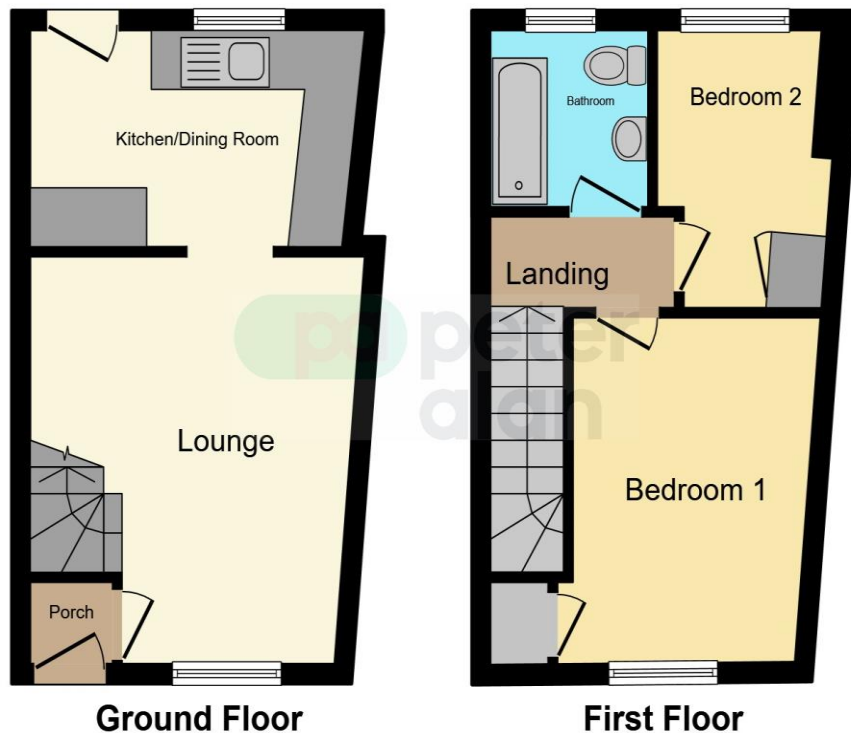
Irregular Shaped Room x ( x )

### 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](http://www.focalagent.com)



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