



Evan Street, £85,000

- No onward chain
- In need of modernisation
- Great transport links
- Investment opportunity
- EPC Rating: D



3 1 1



About the property

Offered to the market with no onward chain, this three-bedroom property is located on Evan Street in the town of Treharris. The home presents an excellent opportunity for buyers looking to modernise, making it ideal for first-time buyer and investors.

The accommodation comprises three bedrooms, a family bathroom, and open-plan kitchen/living room, with the added benefit of a rear garden.

Conveniently positioned with excellent transport links, the property offers easy access to the A470 and A465, ideal if commuting to Cardiff, Merthyr Tydfil, and surrounding areas. Local amenities, schools, and public transport links are also within proximity.

Early viewing recommended.



Accommodation

Hallway

Living/Kitchen

Irregular Shaped Room x (x)

Rear Porch

Bathroom

Bedroom 1

9' 1" x 6' 5" (2.77m x 1.96m)

Bedroom 2

11' 6" x 8' (3.51m x 2.44m)

Bedroom 3

12' x 7' 8" (3.66m x 2.34m)

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Floorplan

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.



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