



Hamilton Street, £95,000

- Council Tax Band - A
- No onward chain
- Spacious reception room
- Rear garden
- Close to local amenities
- EPC Rating: D



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About the property

Presenting for sale, a charming terraced property that holds much potential for prospective buyers. The property is in need of modernisation, providing an excellent opportunity for those looking to shape a home to their own unique taste.

The property comprises two bedrooms, with the first offering ample space as a double. There is a single reception room, perfect for those who enjoy a spacious living area. The kitchen adds to the functional space of the property.

The property also features a bathroom, making the home ideal for families and couples alike. Furthermore, the inclusion of a garden is a notable feature of this property, providing an outdoor area for relaxation and entertainment.

One of the main attractions of this property is its fantastic location. It is conveniently situated close to public transport links, local amenities, and schools, making it an ideal choice for those with children. For those who enjoy the outdoors, the property is close to parks, walking routes, and cycling routes. It is also worth mentioning that the property is in close proximity to Bike Park Wales.



Accommodation

Hall

Living Room

20' 7" Max x 11' 9" Max (6.27m Max x 3.58m Max)

Kitchen

13' 6" Max x 7' 7" Max (4.11m Max x 2.31m Max)

Storage

Bathroom

Landing

Bedroom 1

9' 9" Max x 14' 4" Max (2.97m Max x 4.37m Max)

Bedroom 2

9' 8" Max x 8' 9" Max (2.95m Max x 2.67m Max)

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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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