



Lon Yr Efail, £270,000

- Sought-after location
- Proximity to local amenities
- Three bedrooms
- Ideal for families
- Great for investors
- Convenient community feel
- EPC Rating: C



 3  1  1

About the property

This semi-detached house is an exceptional opportunity for first-time buyers, investors, and families alike. Currently listed for sale, this property enjoys a sought-after location that boasts proximity to local amenities, schools, and parks, making it an ideal choice for those desiring convenience and a vibrant community feel.

The property hosts a well-structured layout that ensures comfortable living. With three bedrooms, the house offers ample room for accommodation, whether you're a growing family or an investor looking to let out. The single reception room provides a generous space for relaxation and entertaining guests. The house also features a functional kitchen, which meets the needs of everyday cooking and dining.

The house has one bathroom, ensuring practicality for day-to-day living. The EPC rating of 'C' indicates that the property is relatively energy efficient, which can contribute to lower utility bills. Furthermore, the property falls under Council Tax Band 'D', which should be considered for budgeting purposes.

A key standout of this house is the desirable location. It is situated in a sought-after area, noted for its local amenities. The location is ideal for families, with local schools and parks nearby. Moreover, being in proximity to these essential services also makes it a lucrative option for investors.

Accommodation

02920 397077

victoriapark@peteralan.co.uk

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.

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

