



## Rhiw Parc Road, offers over £95,000

- Investment opportunity
- To be sold with tenants in situ
- Great Location
- No Onward Chain
- Viewings strictly by appointment only
- EPC Rating: D



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## About the property

A stone's throw away from the town centre. With plastered walls and ceilings throughout and carpet to the floors. There is a modern oak coloured fitted kitchen, with a built in electric oven and gas hob with extractor fan over, built in fridge freezer and washing machine. There are contrasting worktops over and tiled splash backs around. There is an open plan lounge/dining room and to the first floor a modern bathroom, comprising of a bath, with electric shower over, pedestal wash hand basin and W.C. There is a cupboard housing the gas combi boiler. From the lounge through the French doors steps lead to the rear garden. Here there is a lawn area and a wood shed. To the basement there are 2 storage areas. This property is in move in condition and would make a perfect starter home. Viewing is highly recommended.



## Accommodation

### Porch

Enter property via Upvc door, half plastered half tiled walls, plastered ceiling, tiled floor. Half glass door to hall.

### Hall

Plastered walls and ceiling. Glass panel door to the lounge, stairs to the first floor landing, carpet to the floor.

### Lounge

21' 1" x 9' 7" ( 6.43m x 2.92m )

Upvc window to the front aspect of the property, Upvc french doors to the rear. Plastered walls and ceiling, carpet to floor, 2 x radiators. Glass panel door to kitchen, under stairs storage cupboard.

### Kitchen

8' x 8' 3" ( 2.44m x 2.51m )

Upvc window to the side and rear aspect of the property. Oak style kitchen with a range of wall and base units. Built In appliances include, electric oven, gas hob with extractor fan over, fridge freezer and washing machine. Contrasting worktops over, tiled

splashbacks around. Plastered walls and ceiling, tiles to the floor.

### Bathroom

Upvc window to the side aspect of the property. White bathroom suite comprising of W.C. wash hand basin, bath with electric shower over. Tiled walls, plastered ceiling, carpet to floor. Cupboard housing gas combi boiler.

### Bedroom One

10' 9" x 13' 3" ( 3.28m x 4.04m )

2 x Upvc windows to the front aspect of the property. Plastered walls and ceiling with coving around. Carpet to floor, radiator.

### Bedroom Two

7' 10" x 11' 7" ( 2.39m x 3.53m )

Upvc window to the rear aspect of the property. Plastered walls and ceiling with coving around, carpet to floor, radiator.

### Garden

Steps lead to rear garden, lawn area and wooden

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## Floorplan

## Important Information

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