



## Station Terrace, offers over £120,000

- Council Tax - Band B
- End of Terrace
- Three bedrooms
- Great location
- Close to Amenities
- EPC Rating: D



 3  1  1



## About the property

Welcome to Station Terrace in the heart of Brithdir, where an exceptional three-bedroom residence awaits your discovery. Positioned at the end of the terrace, this property not only provides a sense of privacy but also offers a unique charm that sets it apart. Whether you're a first-time buyer or an astute investor, this home presents an unparalleled opportunity to step into the real estate market.

The allure of Station Terrace is not limited to its interior; it's equally about the strategic location it calls home. Situated in a prime area, residents enjoy close proximity to a myriad of amenities, creating a seamless blend of convenience and comfort. From local shops to recreational spaces, every essential is within reach, enhancing the overall appeal of this property.

One of the standout features of Station Terrace lies in its excellent road networks and transport links. Commuting becomes a breeze, and connectivity is optimized for those who value both convenience and accessibility. Whether you work locally or in a neighbouring city, the ease of transportation adds a layer of practicality to your daily routine.

Step into a residence that not only offers three bedrooms for flexible living arrangements but also invites



## Accommodation

**Entrance Hall**

**Lounge/diner**

21' 9" x 14' 7" ( 6.63m x 4.45m )

**Wc**

3' 9" x 5' 2" ( 1.14m x 1.57m )

**Kitchen**

10' 1" x 7' 5" ( 3.07m x 2.26m )

**Bedroom One**

13' 1" x 9' 8" ( 3.99m x 2.95m )

**Bedroom Two**

8' 5" x 9' 8" ( 2.57m x 2.95m )

**Bedroom Three**

10' 1" x 6' 8" ( 3.07m x 2.03m )

**Bathroom**

5' 9" x 9' 1" ( 1.75m x 2.77m )

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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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