



## High Street, £135,000

- Mid Terrace
- Two Bedrooms
- Great Investment
- Enclosed Rear Garden
- Council Tax Band A
- EPC Rating: D



2 1 1





## About the property

We are delighted to present this two-bedroom mid-terraced property, ideally located on High Street, Pontycymer. This home would make a fantastic first-time purchase or investment opportunity.

The accommodation briefly comprises: entrance hallway, a spacious lounge/diner, and kitchen to the ground floor. To the first floor, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a rear garden, providing the perfect spot for outdoor seating or further landscaping. With its central location, the property is close to local shops, schools, and transport links, offering both convenience and potential.

Viewing comes highly recommended. Call 01656 657201 today to arrange your appointment or book online 24/7.



## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge/ Dining Area

12' 1" max x 22' ( 3.68m max x 6.71m )

#### Kitchen

11' x 9' 3" ( 3.35m x 2.82m )

### First Floor

#### Landing

#### Bedroom 1

9' x 9' ( 2.74m x 2.74m )

#### Bedroom 2

10' 6" max x 6' 8" max ( 3.20m max x 2.03m max )

#### Bathroom

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Important Information

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