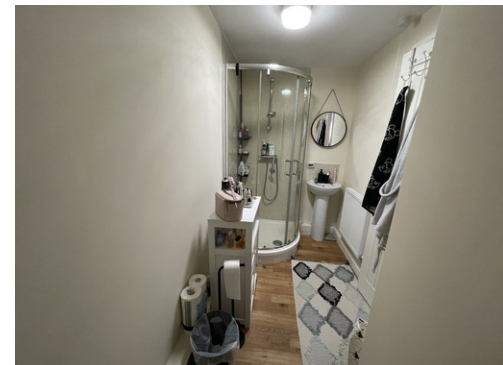
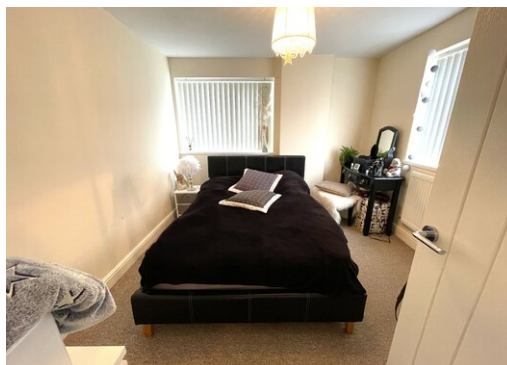




**Flat 23, Victoria House,  
Victoria Street, Dowlais,  
Merthyr Tydfil**

**FOR SALE  
£65,000**



- ONE BEDROOM
- PARKING SPACE AVAILABLE
- SOLD WITH TENANT IN SITU



1



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1





## Property Description

Calling all investors, to be sold with tenant in situ.

T Samuel Estate Agent are pleased to offer for sale this conveniently located and very well maintained one bedroom flat.

This ground floor flat boasts a sleek design, offering a perfect blend of style and comfort.

Open plan lounge and kitchen and a spacious double bedroom.

The flat is situated in a popular residential area with many local amenities close by including doctors and pharmacy services, convenience stores and schools. - ample parking facilities available on site for vehicles.

Viewing is recommended on this ideal investment.

With a purchase price of £75,000 this would obtain an attractive yield of approximately 8.8% with the current rent charged.

Accommodation:- Entrance hall, lounge/kitchen, bathroom and 1 bedroom



### ENTRANCE HALL

Entrance via a white uPVC front door. Smooth emulsion walls and ceiling. Carpet flooring. Doors to bedroom 1 and bathroom. Entrance to lounge/kitchen. uPVC window to the front



## LOUNGE/KITCHEN

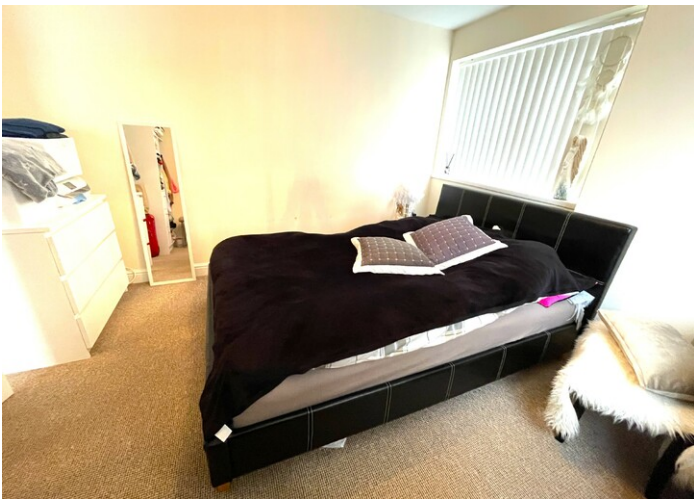
6.28 m x 3.45 m

### LOUNGE AREA

Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points

### KITCHEN AREA

Base and wall units in cream wood with chrome handles. Wooden work surface. Built in oven and hob extractor hood above. Stainless steel sink unit. Plumbed for automatic washing machine. Wall mounted combi boiler. Power points. Smooth emulsion ceiling with sunken spot lights. Smooth emulsion walls. Laminate flooring. uPVC window to the side.



## BATHROOM

3.18 m x 1.49 m

Shower cubicle with wash hand basin and Viewing is recommended on this ideal first time buy or investment.



## BEDROOM 1

3.55 m x 3.03 m

Good size double bedroom. Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Dual aspect windows to the side and front allowing in plenty of natural light.



## EXTERIOR

Parking space available.





#### Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



#### Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

# FLOORPLAN

