



## Pochin Houses, £120,000

- Council Tax - Band B
- Close to local amenities
- Rear garden
- Sold with tenant in situ
- Investment opportunity
- EPC Rating: D



 4  1  1



## About the property

For sale is this charming terraced property that is ripe with potential, being sold with tenant-in-situ.

The property benefits from a well-proportioned layout, featuring a single reception room that can act as the heart of the home. This space is versatile and can be transformed to meet various lifestyle needs.

A single kitchen adds to the functionality of the property, The property also features a single bathroom, serving the four bedrooms and a w.c to the ground floor.

A highlight of this property is its outdoor garden. This unique feature adds a touch of greenery to the home, providing a tranquil space for relaxation and leisure.

The property is ideally situated, boasting excellent public transport links. It's in close proximity to local schools, making it perfect for families with school-aged children. Additionally, local amenities and parks are within easy reach, ensuring the best of the area is always at your disposal.



## Accommodation

### Hall

### Dining/Reception

### Dining Area

10' 7" Max x 12' 9" Max ( 3.23m Max x 3.89m Max )

### Reception

12' 4" Max x 12' 9" Max ( 3.76m Max x 3.89m Max )

### Kitchen

11' 6" Max x 8' 8" Max ( 3.51m Max x 2.64m Max )

### W.C

### Landing

### Bathroom

### Bedroom 1

13' Max x 8' 6" Max ( 3.96m Max x 2.59m Max )

### Bedroom 2

9' 5" Max x 6' 8" Max ( 2.87m Max x 2.03m Max )

### Bedroom 3

10' 2" Max x 9' 5" Max ( 3.10m Max x 2.87m Max )

### Bedroom 4

10' 8" Max x 9' 5" Max ( 3.25m Max x 2.87m Max )

### Bathroom

01495360922

merthyrdyfil@peteralan.co.uk

## 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

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

