



Heol Llwyn Gollen, offers over £95,000

- Council Tax Band B
- Tenant-in-situ
- Ideal investment
- Popular location
- Close to local amenities
- EPC Rating: D



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About the property

A three bedroom home in the Gellideg estate, Merthyr Tydfil. The property will be sold with tenants in situ so is ideal for a buy to let investor.

The property briefly comprises of an entrance hallway that leads directly into an open plan lounge/diner. From there you have a well-appointed kitchen with access to the rear garden from there. The first floor comprises of three bedrooms and a shared family bathroom.

The property is ideally located close to local amenities and transport links such as the A470 and A465 Heads of the Valleys road. The property is also within close proximity to Trago Mills and Cyfarthfa Retail Park.

Viewing advised.



Accommodation

Hall

11' 7" Max x 4' 1" Max (3.53m Max x 1.24m Max)

Living Room

14' 1" Max x 11' 3" Max (4.29m Max x 3.43m Max)

Kitchen

11' 6" Max x 10' 5" Max (3.51m Max x 3.17m Max)

Dining Room

6' 2" Max x 9' 7" Max (1.88m Max x 2.92m Max)

Landing

Bathroom

Bedroom 1

10' 8" Max x 12' 9" Max (3.25m Max x 3.89m Max)

Bedroom 2

9' 6" Max x 12' 8" Max (2.90m Max x 3.86m Max)

Bedroom 3

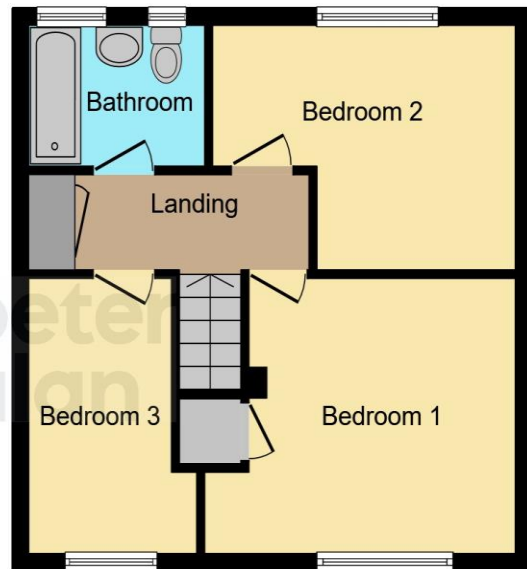
01685 722223

merthytydfil@peteralan.co.uk

Floorplan



Ground Floor



First Floor

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



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