



## Pen Y Dyffryn, offers over £160,000

- Driveway
- Ground floor W.C
- Investment opportunity
- Sold with tenant-in-situ
- Great transport links
- EPC Rating: B



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## About the property

Presenting a charming two-bedroom terraced property, being sold with tenant-in-situ. Located with great transport links including A465 Heads of the Valleys Road, this property would make a great investment opportunity.

On entering the property, you will find a hallway leading to the ground floor W.C and reception room. The room also boasts direct access to a rear garden. To the first floor are two bedrooms and family bathroom. The property also boasts off-road parking.

Set in a location with excellent public transport links, this property offers easy access to local amenities and nearby schools.

Early viewing highly recommended.

Agents Note



## Accommodation

**Hallway**

**W.C.**

**Kitchen**

10' 4" x 5' 5" ( 3.15m x 1.65m )

**Living Room**

15' 7" x 12' 1" ( 4.75m x 3.68m )

**Landing**

**Bathroom**

**Bedroom 1**

9' 5" x 12' 1" ( 2.87m x 3.68m )

**Bedroom 2**

9' 8" x 12' 1" ( 2.95m x 3.68m )

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## Floorplan



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