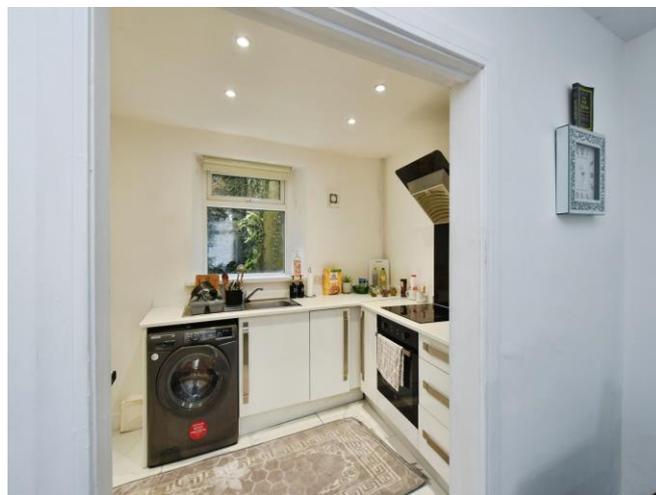




## Industrial Terrace, offers over £110,000

- Council Tax Band A
- Ideal investment opportunity
- Sold with tenant-in-situ
- Close to local amenities
- Ideal transport links
- EPC Rating: E



 2  1  1



## About the property

A great investment opportunity in Troedryhiw, Merthyr Tydfil. Being sold with tenant-in-situ, this presents an excellent opportunity for investors, this two-bedroom terraced house is ideally situated to take full advantage of convenient public transport links, local schools, and a range of local amenities.

Upon entering the property, you are welcomed by a lounge and kitchen to the ground floor. Upstairs, the layout consists of two bedrooms and a bathroom.

This house benefits from its ideal location, with excellent public transport links including popular bus routes and Troedryhiw Train Station and close to local amenities.

Viewing highly recommended.



## Accommodation

### Porch

### Lounge

Irregular Shaped Room 13' 6" x 12' Max ( 4.11m x 3.66m)

### Kitchen

Irregular Shaped Room 7' 2" x 11' 2" Max ( 2.18m x 3.40m)

### Landing

### Bedroom 1

Irregular Shaped Room 11' 5" x 8' 10" Max ( 3.48m x 2.69m)

### Bedroom 2

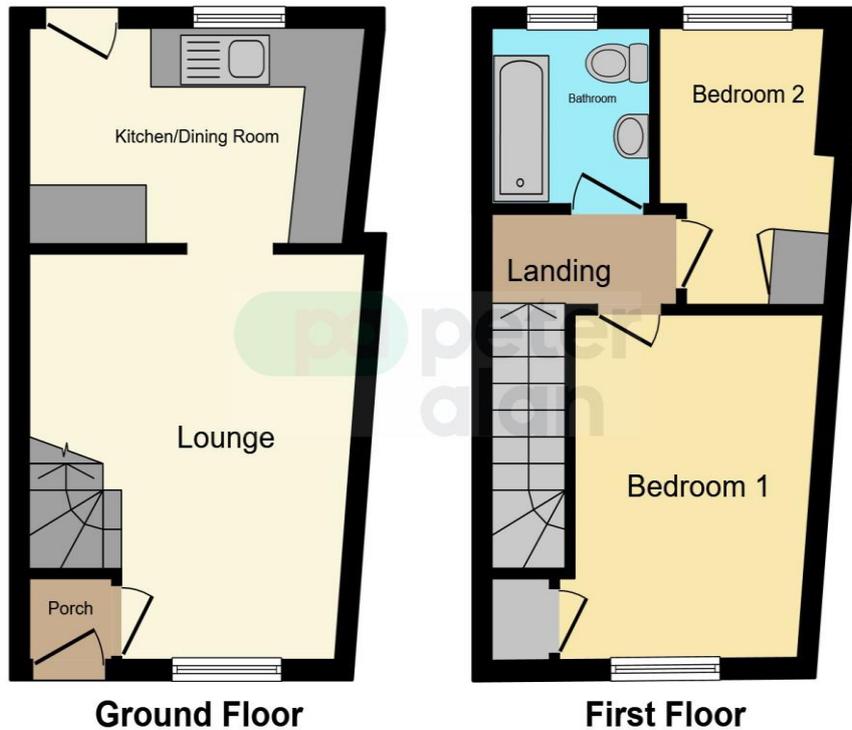
Irregular Shaped Room x ( x )

### Bathroom

01685 722223

merthyrtfdil@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.

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