



## Perthygleision, £110,000

- No onward chain
- Ideal first-time buy or investment opportunity
- Rear garden
- Ground floor bathroom
- Great transport links
- EPC Rating: Awaited



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## About the property

Located in the village of Aberfan, a three-bedroom terraced property offering great potential and is available with no onward chain, making it an ideal purchase for first-time buyers or investors alike.

The accommodation is arranged over two floors and includes a spacious living area, a fitted kitchen, and a ground floor bathroom for added convenience. Upstairs, there are three bedrooms providing flexible living space.

To the rear, the property benefits from a garden, offering outdoor space for relaxation or further improvement. The home is well positioned for local amenities and benefits from excellent transport links, making it convenient for commuting and everyday travel.

With its attractive price point, practical layout, and no onward chain, this property represents a fantastic opportunity in a popular residential location.



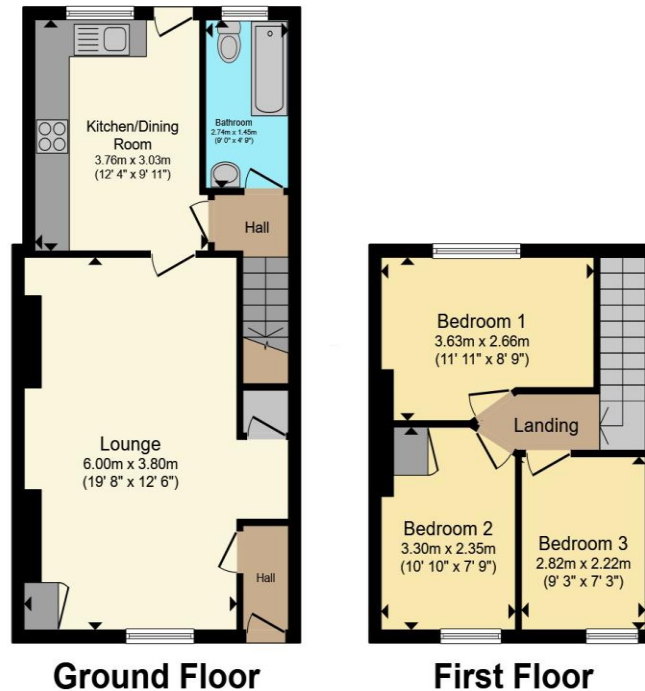


Accommodation

01685 722223

merthytydfil@peteralan.co.uk

## Floorplan



Total floor area 73.1 m<sup>2</sup> (787 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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