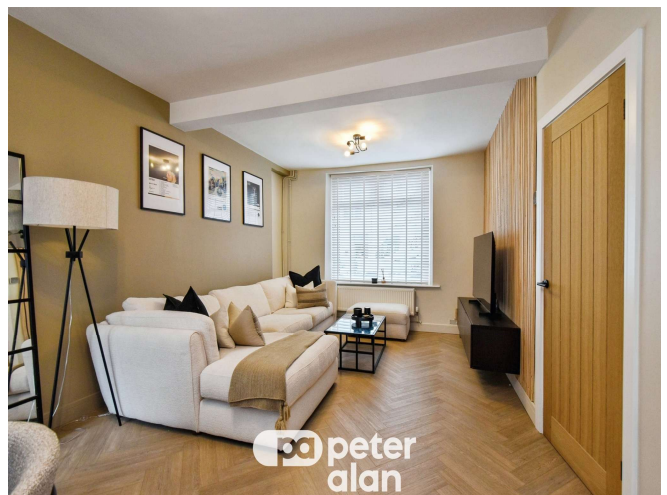




## Williams Place, £170,000

- Beautifully presented throughout
- Ideal first-time buy
- Set over two floors
- Rear garden
- Close to local amenities
- EPC Rating: E



01685 722223  
merthytydfil@peteralan.co.uk



## About the property

Located within the sought-after area of Williams Place, Merthyr Tydfil, this well-presented two-bedroom terraced property offers an excellent opportunity for first-time buyers or growing families alike.

The ground floor accommodation comprises a welcoming entrance hallway leading into a spacious open-plan living and dining room, providing a comfortable and versatile space for both relaxing and entertaining. To the rear, there is a fitted kitchen with access to a useful storage area and direct access out to the enclosed rear garden.

To the first floor, the property offers two well-proportioned bedrooms along with a family bathroom.

The home is well maintained throughout and ready for immediate occupation, making it an ideal choice for those seeking a move-in ready property.



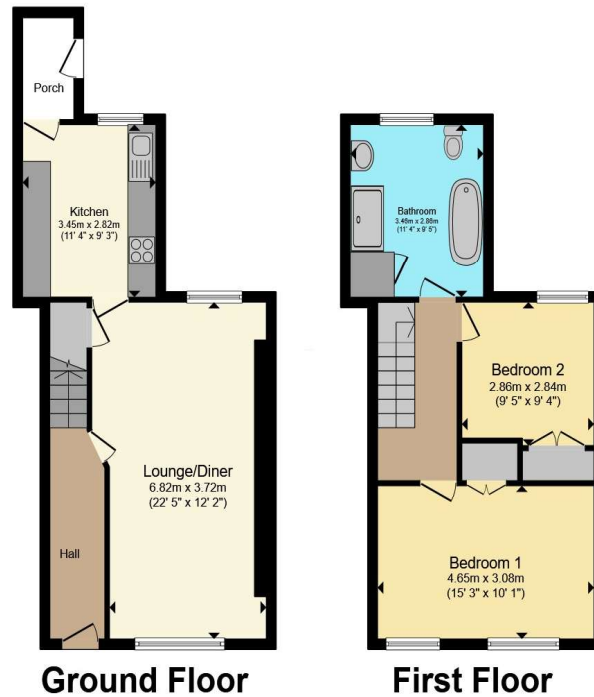
pa peter  
alan

Accommodation

01685 722223

merthyrdfil@peteralan.co.uk

## Floorplan



Total floor area 82.9 m<sup>2</sup> (893 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)



## 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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