



Guest Cottages, £170,000

- Utility Room & Ground Floor WC
- Ideal First-Time Purchase or Family Home
- Close to Local Amenities
- Excellent Transport Links
- Well-presented Throughout
- EPC Rating: Awaited



3 1 1



About the property

This attractive mid-terraced property in the popular village of Dowlais offers an excellent opportunity for first-time buyers, growing families, or those looking to step onto the property ladder.

Conveniently situated close to a range of local amenities, schools, and excellent transport links, the property combines practical living space with a convenient location.

In addition, there is a parcel of land to the rear which offers excellent potential for the creation of hardstanding, subject to any necessary consents, providing an attractive prospect for buyers seeking additional parking or outdoor space.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, spacious lounge, and a modern fitted kitchen/dining room providing ample space for family meals and entertaining.

To the rear, a useful utility room and ground floor WC add further convenience.



Accommodation

Entrance Porch

Hallway

Lounge

Kitchen/Dining Room

Utility Room

W.C

Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

01685 722223

merthytydfil@peteralan.co.uk

Floorplan



Total floor area 83.5 m² (899 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



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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

