



Coed Y Brain Road, £150,000

- Three-bedroom mid-terrace property
- Situated in the heart of Llanbradach
- Dining room and living room
- Fitted kitchen
- Ground floor shower room
- Three bedrooms to the first floor
- Enclosed rear garden with patio and lawn
- Sold with sitting Tenants



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About the property

Being sold with sitting Tenants and located in the heart of Llanbradach, this three-bedroom mid-terrace property presents an excellent opportunity for buy-to-let investors.

The ground floor accommodation comprises a welcoming hallway leading to a dining room and living room, providing versatile living and entertaining space. The fitted kitchen sits to the rear of the property, complemented by a convenient ground-floor shower room.

To the first floor, the property offers three well-sized bedrooms, ideal for family living or home working arrangements.

Externally, the property benefits from an enclosed rear garden, laid to a combination of patio and lawn, offering a private outdoor space suitable for relaxation or entertaining.



Agents Note

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer

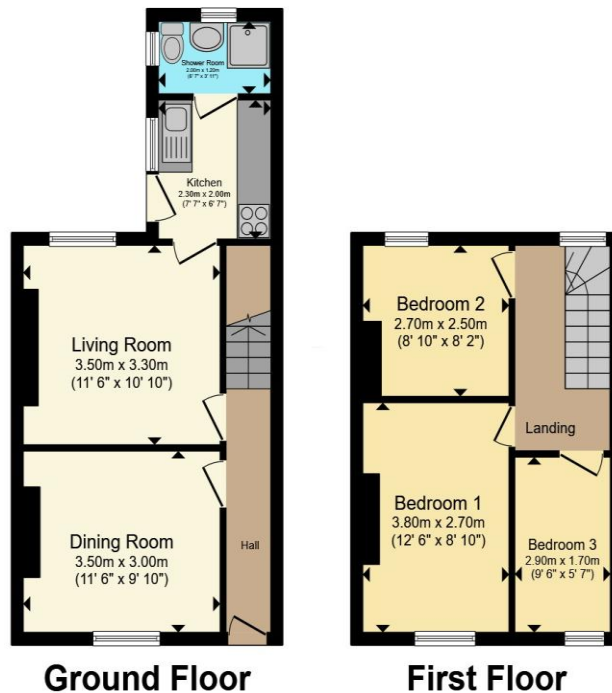
Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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Floorplan



Total floor area 63.7 m² (686 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

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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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