



Hafodarthan Road, offers over £115,000

- Two-Bedrooms
- Mid-Terrace
- Well-Presented
- Sold with Sitting Tenants
- EPC Rating: D



 2  1  2



About the property

A well-presented two-bedroom mid-terrace property, offered for sale with the benefit of sitting tenants, making it an ideal investment opportunity. This attractive home is maintained to a good standard throughout, providing comfortable and practical living accommodation.

The ground floor comprises a welcoming lounge area, offering ample natural light and a pleasant space for relaxation, along with a modern fitted kitchen featuring a range of wall and base units with sufficient worktop space and room for dining. To the rear, there is access to a neatly arranged garden, providing a low-maintenance outdoor area.

To the first floor, the property offers two well-proportioned bedrooms, both neutrally decorated and in good condition, suitable for a variety of tenant needs. A contemporary family bathroom completes the accommodation, fitted with a suite including bath with shower over, WC, and wash hand basin.

The property benefits from gas central heating and double glazing throughout, enhancing energy efficiency and tenant comfort. Externally, on-street parking is available nearby.



Accommodation

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 have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

13' 11" x 7' 8" (4.24m x 2.34m)

Shower Room

9' 1" x 7' 6" (2.77m x 2.29m)

Ground Floor

Hall Way

Dining Room

16' 7" x 9' 10" (5.05m x 3.00m)

Kitchen

16' 2" x 6' 4" (4.93m x 1.93m)

First Floor

Bedroom One

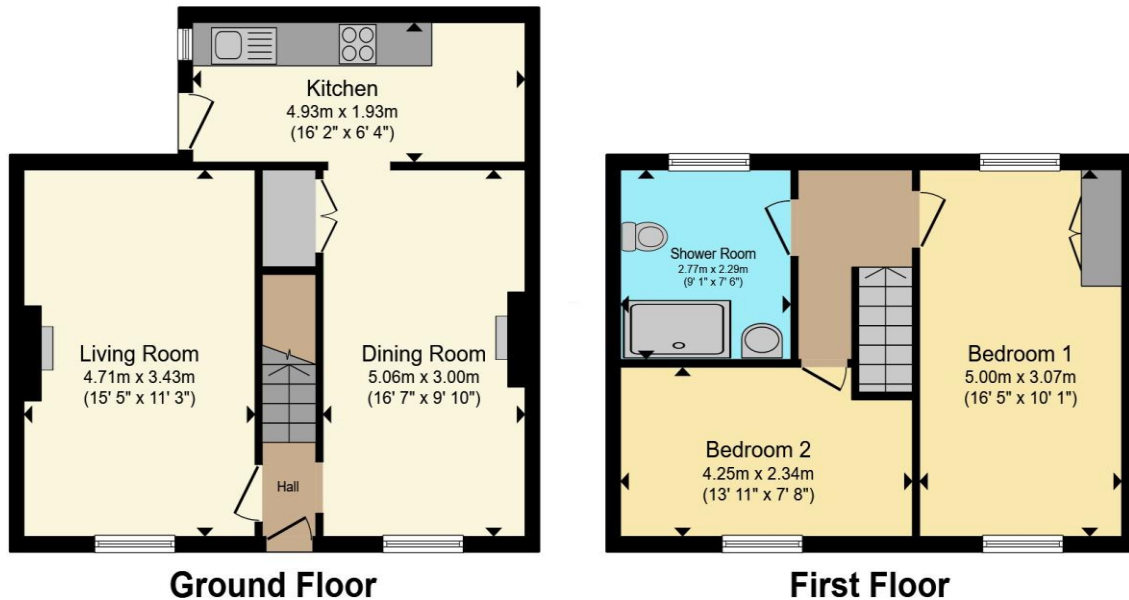
16' 5" x 10' 1" (5.00m x 3.07m)

Bedroom Two

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Floorplan



Total floor area 85.2 m² (917 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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