

Queens Terrace,

offers in the region of £180,000

- No onward chain
- Ideal first-time purchase, Investment opportunity or Family Home
- Excellent bus and train links
- Council Tax: B
- EPC Rating: C



3 1 1

peter alan

01685 722223

merthyrtydfil@peteralan.co.uk



About the property

Situated in an elevated position within the popular village of Troedyrhiw, this well-presented and well-maintained mid terraced property offers generous accommodation set over three floors and is available with no onward chain. Perfectly suited to first-time buyers, families, or investors, the property enjoys excellent access to local amenities, transport links, and some of the area's most popular outdoor attractions.

The accommodation briefly comprises an inviting entrance hall leading to a spacious and versatile lounge/diner, providing ample space for both relaxing and entertaining. To the rear is a modern kitchen/dining room, offering a practical and sociable space for everyday family living.

The first floor provides two well-proportioned bedrooms and a family bathroom, while the second floor boasts an impressive principal bedroom, creating a superb private retreat.



Accommodation

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Ground Floor

Entrance Hall

Lounge/Diner

Kitchen/Dining Room

First Floor

Landing

Bedroom Two

Bedroom Three

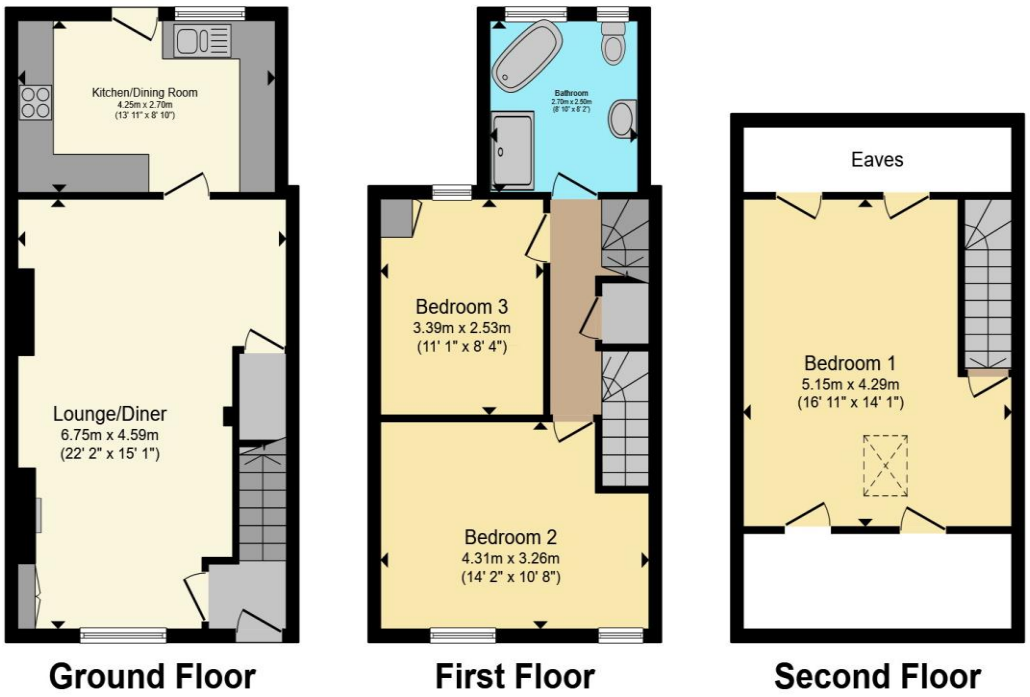
Family Bathroom

Second Floor

Bedroom One

01685 722223
merthyrtydfil@peteralan.co.uk

Floorplan



Total floor area 104.7 m² (1,128 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 fitments 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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 mortgages are not regulated.