



pa peter
alan

Muriel Terrace, £120,000

- No onward chain
- Ideal first-time purchase or investment opportunity
- Close to local amenities and bus links
- Easy access to the A465 and A470, ideal for commuting
- Rear garden
- EPC Rating: D



 2  2  2

pa peter
alan

01685 722223
merthyrtydfil@peteralan.co.uk



About the property

Offered to the market with no onward chain, this mid terraced property presents an excellent opportunity for first-time buyers, investors or those looking to downsize. Conveniently located within close proximity to local amenities, schools and public transport links, the property also offers easy access to the A465 Heads of the Valleys Road, providing excellent connections to the A470 and surrounding towns, making it ideal for commuters.

The accommodation briefly comprises an entrance hall, a cosy lounge, separate dining room, fitted kitchen and shower room to the ground floor. To the first floor are two bedrooms and a family bathroom, offering comfortable and practical living space throughout.

Externally, the property benefits from an enclosed rear garden, providing space for outdoor seating and enjoyment.



Accommodation

Entrance Hall

Lounge

Dining Room

Kitchen

Shower Room

Landing

Bedroom One

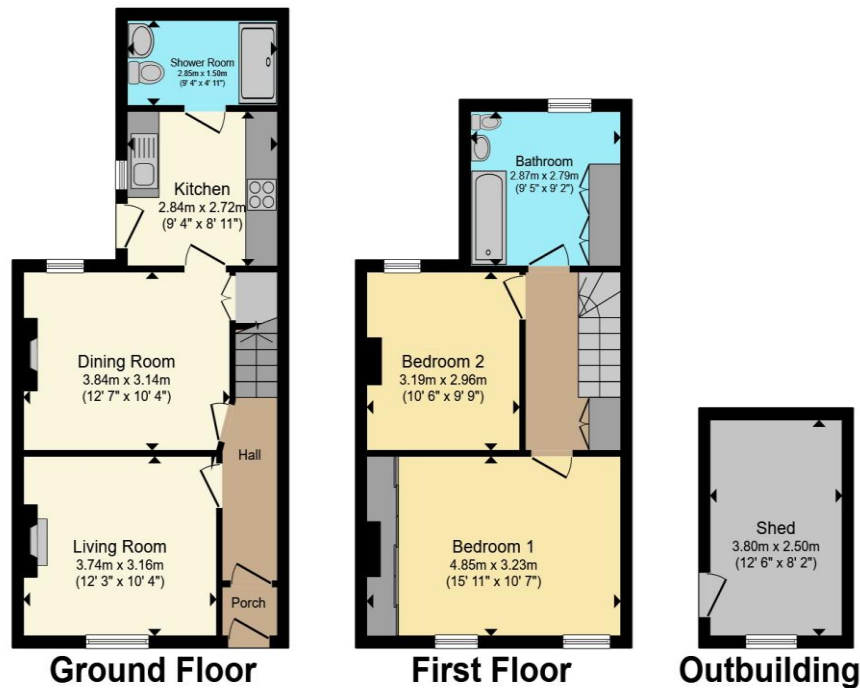
Bedroom Two

Bathroom

01685 722223

merthytydfil@peteralan.co.uk

Floorplan



Total floor area 91.5 m² (985 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

