

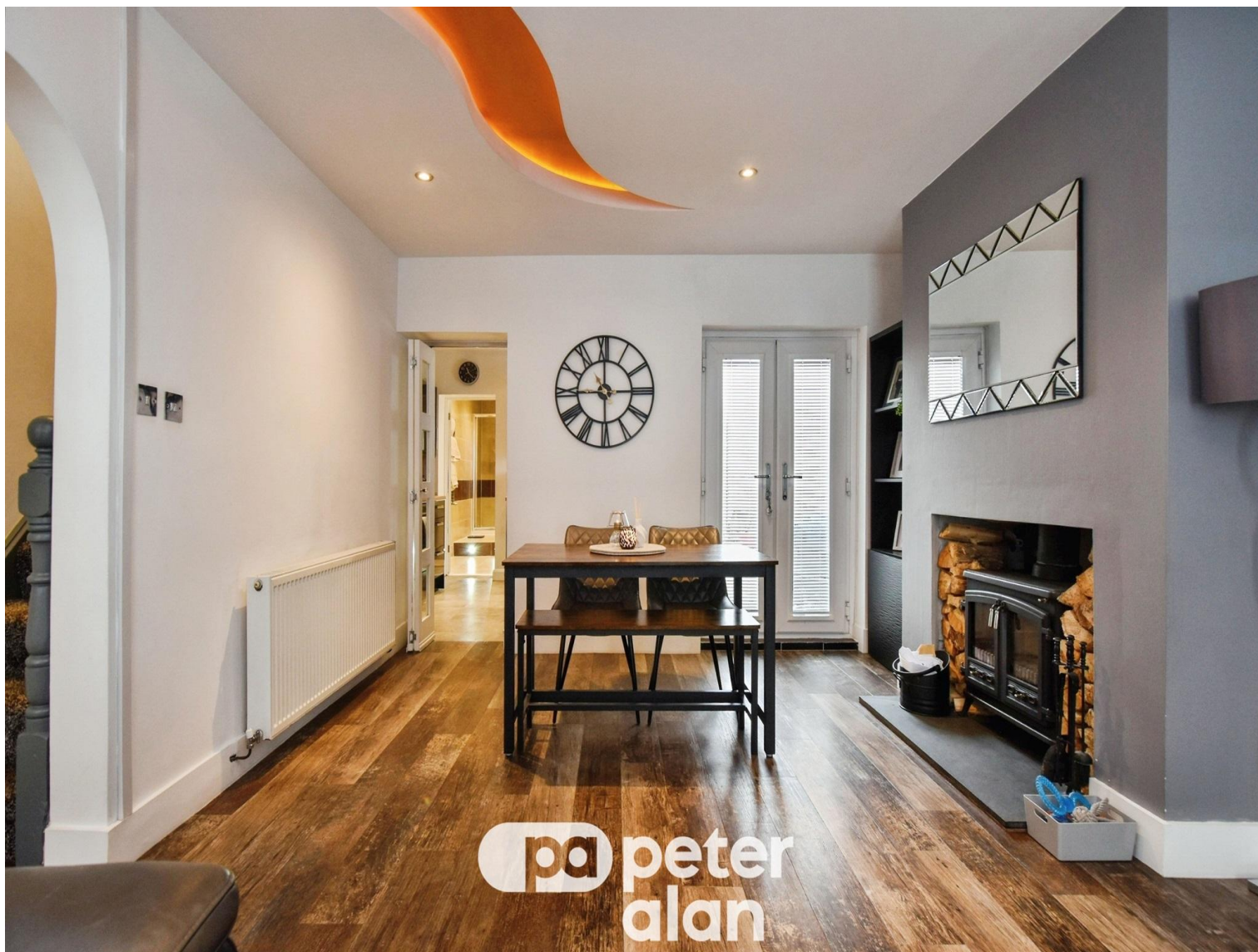


Guest Cottages, £185,000

- Detached Garage to the rear
- Well-presented throughout
- 12kW multi-fuel burner
- Ground floor bathroom with underfloor heating
- Well-presented three-bedroom terraced home
- Close to local amenities, schools and transport links



 3  1  1



About the property

A well-presented three-bedroom terraced property offers an excellent opportunity for first-time buyers, growing families or those looking to upsize. Conveniently located close to a range of local amenities, schools and public transport links, the property also benefits from excellent road connections via the nearby A465 Heads of the Valleys Road.

The accommodation briefly comprises an entrance hall leading into a spacious open-plan living and dining room, creating a fantastic space for both relaxing and entertaining. This room has been enhanced with attractive Karndean luxury vinyl tile flooring, a 12kW multi-fuel burner and damp-proofing works, providing both comfort and peace of mind.

To the rear, the fitted kitchen features quality Amtico luxury vinyl tile flooring and has also benefited from damp-proofing improvements.

The ground floor bathroom is fitted with underfloor heating, offering an added touch of luxury and comfort. To the first floor are three well-proportioned bedrooms, making the property ideally suited to modern family living.

Externally, the property enjoys an enclosed rear garden leading to a substantial detached garage/workshop. The garage has been upgraded with a silicone waterproof render, providing a versatile space ideal for storage, hobbies, a workshop or secure parking.

Combining generous accommodation, quality improvements and a convenient location, this property is ready for its next owners to move straight in and enjoy.

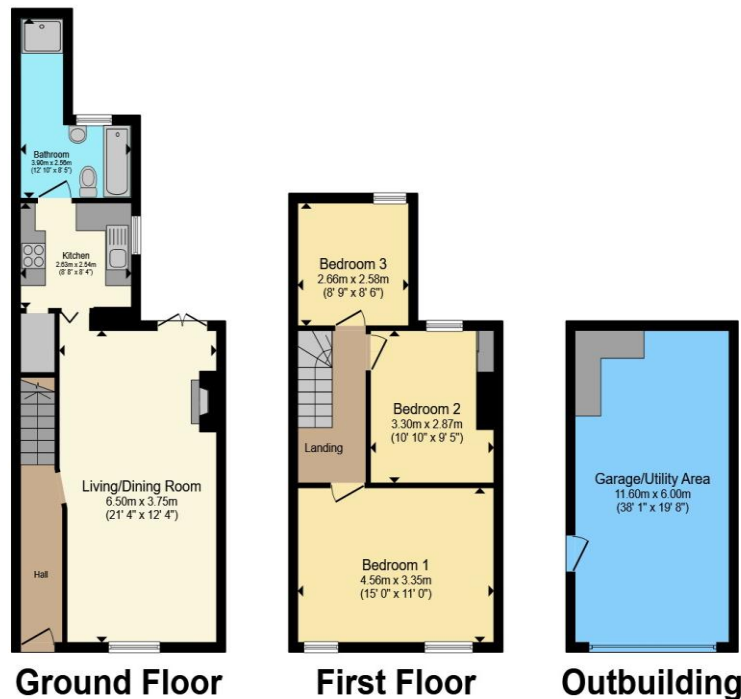


Accommodation

01685 722223

merthytydfil@peteralan.co.uk

Floorplan



Total floor area 106.7 m² (1,148 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

