



## Victoria Street, offers over £65,000

- Tenant In Situ
- One Bedroom
- Great Location
- Open Plan Living Area
- EPC Rating: C







## About the property

Peter Alan are delighted to welcome to the market this lovely one bedroom flat located in Dowlais, Merthyr Tydfil.

This property is to be sold with a tenant in situ making this an excellent investment purchase. Offering a lovely double bedroom, kitchen/living room and family bathroom. This flat also benefits from having a communal car park.

The location of this property is superb, being close to local amenities, doctors surgery and has great transport links.

We believe this property would be well suited to a current buy to let investor or an investor looking to start up a portfolio.

A viewing of this property is highly recommended.



## Accommodation

### Entrance Hall

9' 2" x 11' 2" ( 2.79m x 3.40m )

Window to rear. Doors to;

### Kitchen / Utility / Living Room

9' 4" x 22' 4" ( 2.84m x 6.81m )

Fitted units, windows to front.

### Bedroom One

9' 4" x 8' 9" ( 2.84m x 2.67m )

Window to rear.

### Bathroom

9' 5" x 7' 5" ( 2.87m x 2.26m )

Bath, W.C., wash hand basin.



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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

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