



## Hamilton Street, offers over £100,000

- TWO DOUBLE BEDROOMS
- IDEAL LOCATION
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- WELL PRESENTED THROUGHOUT
- EPC Rating: D



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## About the property

Peter Alan are delighted to welcome to the market this lovely two bedroom home in Pentrebach.

Upon entering the property you are greeted by the entrance hall, leading to the excellent sized lounge that is immersed with natural light. Leading to the kitchen diner with access to the family bathroom. To the rear there is a good sized, low maintenance, suntrap garden with a purpose built shed and W.C.

On the first floor there are two double bedrooms, both filled with natural light.

The location of this property is exceptional due to having good transport links, being close to local amenities, Pentrebach retail park, restaurants and schools.

We believe this is the perfect first time purchase as this home holds so much potential to add your own stamp on. Book your viewing today!





## Accommodation

### Entrance Hall

5' 1" x 16' 10" ( 1.55m x 5.13m )  
Stairs to first floor landing. Door to;

### Living Room

11' 2" x 20' 3" ( 3.40m x 6.17m )  
Window to front, under stairs storage. Door to;

### Kitchen/dining Room

15' 2" x 9' 4" ( 4.62m x 2.84m )  
Fitted units, window to rear. Door to;

### Bathroom

4' 6" x 7' 6" ( 1.37m x 2.29m )  
Bath, wash hand basin, W.C.

### Outside W.C

4' 6" x 3' 3" ( 1.37m x 0.99m )  
Door from rear garden into W.C.

### First Floor Landing

5' 1" x 10' 7" ( 1.55m x 3.23m )  
Window to rear. Door to;

### Bedroom One

14' 2" x 9' 4" ( 4.32m x 2.84m )  
Windows to front. Door to;

### Bedroom Two

8' 7" x 10' 7" ( 2.62m x 3.23m )  
Window to rear.

### External

Hard standing garden to rear, storage shed.

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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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