



## Holly Road, £155,000

- Well presented
- Three bedrooms
- Excellent public transport links
- Garden
- Close to local schools
- Near Brecon canal tow path
- Perfect for first-time buyers
- EPC Rating: Awaited



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## About the property

We are delighted to present this immaculate terraced house for sale, situated in a highly sought after location with a wealth of local amenities nearby. This property would ideally suit first-time buyers or families looking to settle in a vibrant community with excellent public transport links and popular walking and cycling routes.

The property comprises of three well-proportioned bedrooms, a single bathroom, and one reception room. The heart of the home is the open-plan kitchen, complete with dining space, perfect for family meals and entertaining guests. The condition of the property is simply immaculate, making it a ready-to-move-in option for prospective buyers.

One of the major features of this property is its prime location. It is ideally located on main bus routes and is within easy walking distance of Risca train station, offering excellent links to Cardiff and Ebbw Vale. Additionally, the property is in proximity to various local schools, adding to its suitability for families.

Furthermore, the property is located just a short walk away from the increasingly popular idyllic Brecon and Monmouthshire canal tow path, providing a fantastic opportunity for nature lovers to explore the local area.



## Accommodation

**Hallway**

**Lounge**

12' 10" x 11' 9" ( 3.91m x 3.58m )

**Kitchen/Dining Room**

18' x 9' 6" ( 5.49m x 2.90m )

**Landing**

**Family Bathroom**

**Bedroom One**

13' 9" x 13' 1" ( 4.19m x 3.99m )

**Bedroom Two**

13' 8" x 9' 4" ( 4.17m x 2.84m )

**Bedroom Three**

9' 6" x 8' 9" ( 2.90m x 2.67m )

**Outside**

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## Floorplan

## 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.

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