



Bryn Seion Street, offers over £135,000

- GATED PARKING TO REAR
- ATTIC ROOM
- THREE BEDROOMS
- GOOD SIZED LOUNGE
- LOW MAINTENCE GARDEN
- EPC Rating: D





About the property

Peter Alan are delighted to welcome to the market this wonderful three bedroom property, with an additional attic room.

Upon entering the property you are greeted by the entrance hall, leading to the excellent sized lounge diner. Downstairs also offers a kitchen with plenty of storage, WC and bathroom.

The first floor offers three double bedrooms and stairs to the good sized attic room.

The rear of the property benefits from a low maintenance, enclosed garden and gated off-road parking.

The location of this property allows good access to the A465, local amenities, train station and schools.

We believe this home is well suited to a first time buyer or investor.

Please call the office 01685 722223 to arrange a viewing.



Accommodation

Entrance Hall

12' 4" x 2' 9" (3.76m x 0.84m)
Front door, stairs to first floor landing. Door to;

Lounge/dining Room

21' 6" x 13' (6.55m x 3.96m)
Window to front. Window to rear. Fireplace. Door to;

Kitchen

10' 9" x 8' 9" (3.28m x 2.67m)
Base units with work surfaces. Stainless steel sink with drainer and mixer tap. Understairs storage, space for oven and washing machine and fridge freezer.
Window to Side. Door to;

Rear Porch

9' 2" x 2' 9" (2.79m x 0.84m)
External door to;

Bathroom

5' 6" x 5' 5" (1.68m x 1.65m)

bath with overhead shower, wash hand basin,
window to rear. Door to;

Wc

5' 8" x 2' 8" (1.73m x 0.81 m)
WC. Window to rear.

First Floor Landing

Door to;

Bedroom 1

10' 8" x 8' 9" (3.25m x 2.67m)
Window to rear. Door to;

Bedroom 2

10' x 9' 5" (3.05m x 2.87m)
Window to rear. Built in storage. Door to;

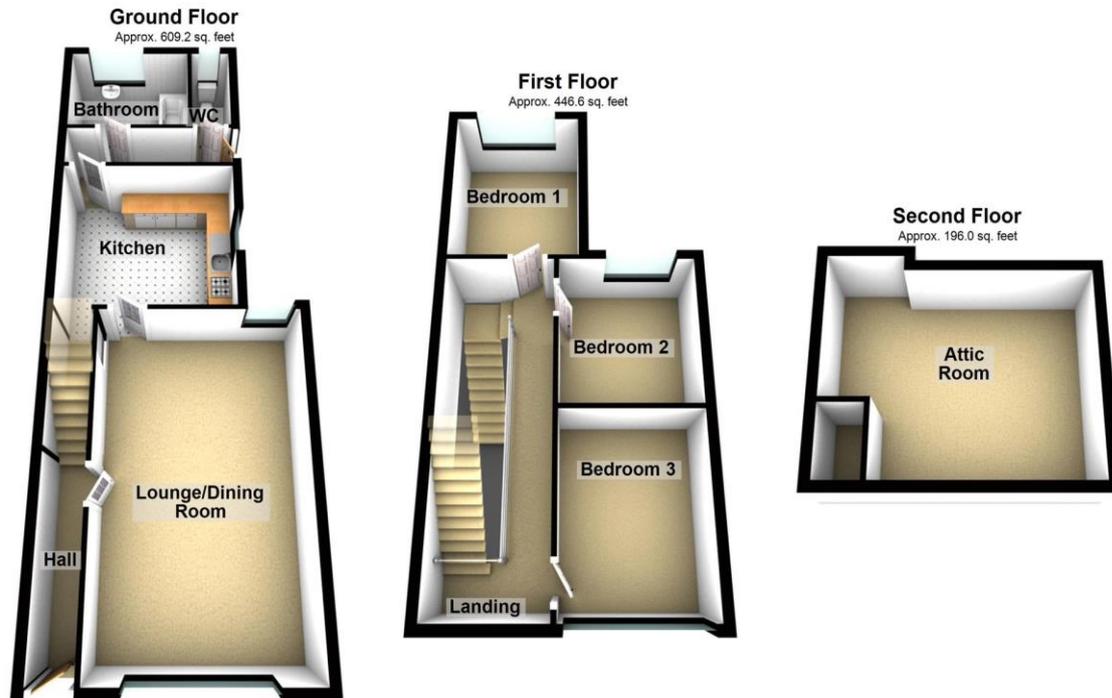
Bedroom 3

11' 9" x 9' 6" (3.58m x 2.90m)
Window to front - stairs to attic room - doors.

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Floorplan



Total area: approx. 1251.8 sq. feet

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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