



## Hafodarthan Road, offers over £120,000

- No chain
- Well-presented throughout
- Spacious and comfortable living accommodation
- Ideal first-time buy or investment opportunity
- EPC Rating: D



 2  1  2



## About the property

A well-presented two-bedroom mid-terrace property, offered for sale with no chain, making it ideal for first-time buyers or investors. This attractive home is maintained to a good standard throughout, providing comfortable and practical living accommodation.

The ground floor comprises a welcoming lounge area, offering ample natural light and a pleasant space for relaxation, along with a modern fitted kitchen featuring a range of wall and base units with sufficient worktop space and room for dining. To the rear, there is access to a neatly arranged garden, providing a low-maintenance outdoor area.

To the first floor, the property offers two well-proportioned bedrooms, both neutrally decorated and in good condition, suitable for a variety of tenant needs. A contemporary family bathroom completes the accommodation, fitted with a suite including bath with shower over, WC, and wash hand basin.

The property benefits from gas central heating and double glazing throughout, enhancing energy efficiency. Externally, on-street parking is available nearby.

Overall, this is a smart, well-kept home in a convenient location, Early viewing is advised.



## Accommodation

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks, once these have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

13' 11" x 7' 8" ( 4.24m x 2.34m )

### Shower Room

9' 1" x 7' 6" ( 2.77m x 2.29m )

### Ground Floor

#### Hall Way

#### Dining Room

16' 7" x 9' 10" ( 5.05m x 3.00m )

#### Kitchen

16' 2" x 6' 4" ( 4.93m x 1.93m )

### First Floor

#### Bedroom One

16' 5" x 10' 1" ( 5.00m x 3.07m )

#### Bedroom Two

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## Floorplan



Total floor area 85.2 m<sup>2</sup> (917 sq.ft.) approx

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