

High Street,

£75,000

- No onward chain
- In need of moderenisation throughout
- Ideal investment opportunity
- Close to local amenities
- Great transport links
- EPC Rating: D



3 1 1

peter alan

01685 722223
merthyrtydfil@peteralan.co.uk



About the property

Offered for sale with no onward chain, this three-bedroom mid-terrace property is situated in the popular residential area of Dowlais Top, Merthyr Tydfil. The accommodation is arranged over two storeys and offers well-proportioned living space, presenting an excellent opportunity for purchasers looking to modernise a property to their own specification.

The property is in need of modernisation throughout, allowing scope for improvement and potential value enhancement, subject to the necessary consents. Externally, the home benefits from both front and rear gardens, providing outdoor space suitable for a variety of uses.

Conveniently located, the property is within reasonable proximity to local amenities, including shops and services, as well as local bus routes. There are also good transport links nearby, with access to the A465 and A470, making it suitable for commuters to surrounding areas.

This property may appeal to a range of buyers, including first-time purchasers, investors, or those seeking a refurbishment project.

12 High Street, Merthyr Tydfil, CF48 3PN



Accommodation

Porch

Living Room

13' x 17' 4" (3.96m x 5.28m)
Kitchen

11' 6" x 18' 7" (3.51m x 5.66m)
Landing

Landing

Bedroom 1

14' 2" x 11' 2" Into alcove (4.32m x 3.40m Into alcove)
Bedroom 2

10' 4" x 10' 7" (3.15m x 3.23m)
Bedroom 3

11' 11" Max x 8' 9" Max (3.63m Max x 2.67m Max)
Bathroom

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

01685 722223
merthyrtydfil@peteralan.co.uk

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 fitments 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.