



Tanyllan Terrace, £130,000

- No onward chain
- In need of some modernisation
- Popular location
- Rear garden
- Ideal first-time buy
- EPC Rating: D



 3  1  1

 **peter
alan**

01685 722223
merthyrdfil@peteralan.co.uk



About the property

Located in the popular residential area of Tanyllan Terrace, Rhymney, this spacious three-bedroom terraced property offers excellent potential for buyers looking to put their own stamp on a home. Conveniently positioned close to a range of local amenities, schools and well-connected transport links, the property is ideally suited to both first-time buyers and investors alike.

The accommodation briefly comprises an entrance porch leading into a hallway, a generous living room, and a separate sitting room, providing versatile reception space. To the rear, a good-sized kitchen/dining room is complemented by a useful utility area and ground floor bathroom.

To the first floor, the landing gives access to three bedrooms, including a particularly spacious principal bedroom.

Although in need of some modernisation throughout, the property offers fantastic scope to create a comfortable family home or investment opportunity. Further benefits include no onward chain.



Accommodation

01685 722223

merthyrdfil@peteralan.co.uk

Floorplan



Total floor area 92.0 m² (991 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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

