



Gwalia House Francis

£160,000

- Two Bedroom Mid-Terraced House
- Kitchen / Diner
- Well Proportioned Bedrooms
- On Street Parking
- Great Location
- Ideal First Time Buy or Investment
- EPC Rating: C



 2
  1
  1



About the property

This well-presented two-bedroom mid-terraced house, located in the popular village of Llanharan, offers an ideal opportunity for first-time buyers or investors alike. The property benefits from a modern décor throughout, creating a stylish and welcoming living space ready to move straight into.

To the ground floor, the accommodation comprises a spacious lounge, perfect for relaxing or entertaining, leading through to a generously sized kitchen/diner with ample room for family meals and social gatherings.

Upstairs, the property features two generously proportioned bedrooms, both offering comfortable living space, and are serviced by a well-appointed family bathroom.

Externally, the property benefits from convenient on-street parking and is ideally situated close to a range of local shops, schools, and everyday amenities, making it a practical choice for modern living.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

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.



Accommodation

01443 222851

talbotgreen@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 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

