



## Rhodfa'r Rhyddwen, £325,000

- EV Charging Point
- Master Bedroom with En Suite
- Local Amenities
- Nearby Schools
- Sold with Tenants in Situ
- EPC Rating: B



3 1 1



## About the property

Situated in a sought-after residential location, this beautifully presented three-bedroom semi-detached home is being sold with sitting tenants, making it an excellent investment opportunity. Offering spacious and well-balanced accommodation, the property is ideally suited to investors seeking a ready-made addition to their portfolio.

The property is entered via a welcoming entrance hallway which provides access to the ground floor accommodation. The living room offers a comfortable and inviting space to relax, while the modern kitchen is well-equipped and complemented by a separate utility room. A convenient ground floor WC completes the downstairs layout.

To the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, providing ample facilities for occupiers.

Externally, the property continues to impress with off-road parking to the front, an electric vehicle charging point and a garage providing additional parking or useful storage space. To the rear, there is an enclosed garden offering a private outdoor space, perfect for outdoor enjoyment.

Combining practical features with modern living accommodation, this attractive property represents an excellent investment purchase. Early viewing is highly recommended to fully appreciate the space, convenience and quality on offer.

## Accommodation

**Hallway**

**Living Room**

**Kitchen**

**Utility Room**

**Cloakroom**

**Landing**

**Bedroom 1**

**En Suite**

**Bedroom 2**

**Bedroom 3**

**Family Bathroom**

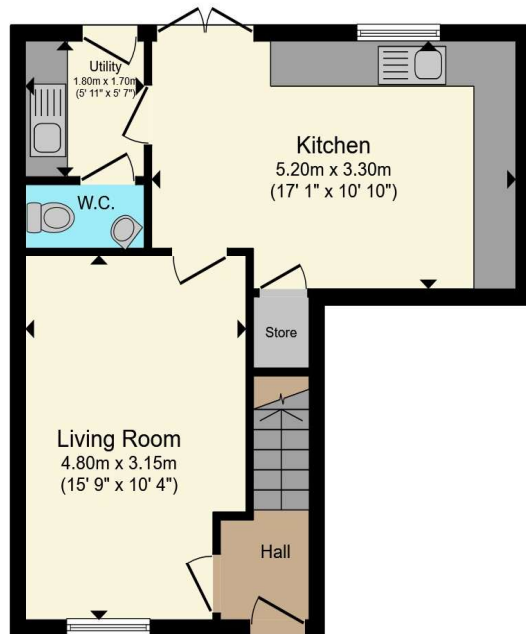
**Agents Note: Sold with sitting Tenants**



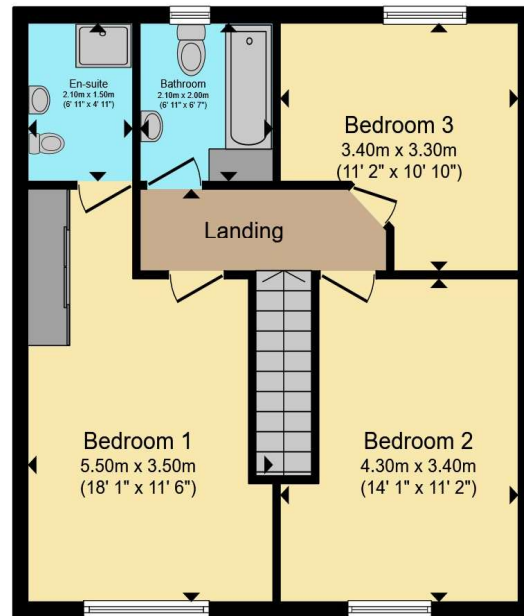
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 94.8 m<sup>2</sup> (1,021 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](http://www.propertybox.io)

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 checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

## 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.