



## 2 Beds, Flat, Leasehold, £69,950

### Heol Treferig

3EA - Three Estate Agents are pleased to offer to the market this two bedroom, first floor flat with a garage and a sitting tenant in the popular location of Beddau.

### Features

- ▀ INVESTMENT OPPORTUNITY
- ▀ LOUNGE / DINER
- ▀ GARAGE

3EA â Three Estate Agents are pleased to offer to the market this two bedroom, first floor flat with a garage and a sitting tenant in the popular location of Beddau.

The property briefly comprises of a large open plan lounge/diner/kitchen with laminate flooring. There is a modern fitted kitchen and a recently installed boiler.

There are two double bedrooms both with carpet to floor and a separate bathroom with ceramic tiles to walls and a shower over bath.

This property comes with a garage and off-road parking and a good sized garden.

There is a current tenant living here who wishes to remain long term.

This is an ideal investment opportunity. If you are interested then please call today to arrange a suitable day and time to view.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   c
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		