2 Beds, Terraced, Freehold, £84,950

Brecon Road, Hirwaun

Three Estate Agents are pleased to present this excellent two-bedroom investment property with off-road parking, situated in the sought-after location of Hirwaun. This property, currently tenanted by a long-term, reliable occupant, offers a fantastic opportunity for investors looking to expand

Features

- INVESTMENT OPPORTUNITY
- TENANT IN SITU
- REAR GARDEN
- OFF ROAD PARKING

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The ground floor features a spacious lounge with laminate flooring and an open-plan staircase, providing a bright and welcoming living area.

To the rear, a modern fitted kitchen boasts ceramic tiled flooring and walls, along with integrated appliances, including an oven, hob, and extractor hood.

The ground floor is completed by a well-appointed bathroom featuring ceramic tiled flooring and walls, a large shower, and a sleek vanity unit.

The first floor comprises two comfortable bedrooms, both with carpeted flooring.

The property benefits from off-road parking at the front and a low-maintenance rear garden, perfect for hassle-free outdoor enjoyment.

This propertyâ??s established tenancy makes it a turnkey investment opportunity in a popular area.

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		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Kitchen
2.60m x 2.30m
(8' 6" x 7' 7")

Shower Room

Lounge
7.00m x 3.20m
(23' 0" x 10' 6")

First Floor

Bedroom 1
3.20m x 3.20m
(10' 6" x 10' 6")

Bedroom 2
3.30m x 3.20m
(10' 10" x 10' 6")