



## 2 Beds, Terraced, Freehold, £74,500

### Tyntyla Road, Ystrad

Three Estate Agents Talbot Green are delighted to present this two-bedroom terraced investment property in Ystrad.

#### Features

- INVESTMENT OPPORTUNITY
- TWO DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- PROPERTY WITH A TENANT IN SITU
- CLOSE TO LOCAL AMENITIES
- NEW COMBI BOILER



103 Talbot Road Talbot Green CF72 8AE

[www.3EA.uk](http://www.3EA.uk)

[mail@3EA.uk](mailto:mail@3EA.uk)

Tel: 01443 85 33 33 Fax: 01443 800 565

Three Estate Agents Talbot Green are delighted to present this two-bedroom terraced investment property in Ystrad.

The property features a lounge with laminate flooring and a feature fireplace.

Towards the rear, you'll find a kitchen area, also with laminate flooring.

The ground floor is also where a shower room and a separate WC are located.

Upstairs, the first floor offers two double bedrooms, both carpeted.

The property was upgraded with a new gas central heating system approximately two years ago

Externally, the property benefits from a courtyard approach, finished with low-maintenance chippings, there is a raised tiered rear garden.

This is an excellent investment opportunity, currently occupied by a long-term tenant. To arrange a viewing at your convenience, please contact us today.







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		