



**£75,000**  
leasehold

**Victoria Street,  
Dowlais CF48 3RL**

- EPC Rating: C
- Tenant In Situ
- Investors Only
- Great Location
- Council Tax Band - A





**Peter Alan - Merthyr Tydfil**

01685 722223  
merthyrtydfil@peteralan.co.uk  
peteralan.co.uk

## About The Property

Calling all investors!! Being sold with tenant in situ!!  
Book an appointment 24 hours a day / Trefnwch  
apwyntiad arlein 24 awr y dydd on [peteralan.co.uk](http://peteralan.co.uk)

## Accommodation

**Entrance Hall**

**Lounge**

**Kitchen**

**Bedroom**





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### 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.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

