



School Road, offers over £130,000

- Council Tax Band B
- No onward chain
- Well-presented throughout
- Rear garden
- Ideal first-time buy
- Close to local amenities
- EPC Rating: C



 3  1  1



About the property

Presenting for sale, a well-presented three-bedroom terraced house, ideally situated in Troedyrhiw, Merthyr Tydfil with excellent public transport links, nearby schools, local amenities, and walking routes. This property holds great appeal for a variety of buyers, from investors to first-time homeowners and families seeking to establish roots in a vibrant community. This house is available for sale with no onward chain

The house offers a generous accommodation spread two floors. The property boasts a well-appointed kitchen and lends itself to both casual family meals and entertaining guests. The single reception room is an inviting space, offering plenty of room for relaxation and leisure.

In addition to three well-proportioned bedrooms, the property also features a family bathroom, designed with functionality and comfort in mind. One of the standout features of this property is the rear garden with lane access.

In conclusion, this terraced house represents a unique opportunity for those looking to invest in a property with a host of nearby amenities, and the potential for making it a comfortable family home. Please contact us to arrange a viewing or for further information.



Accommodation

Hall

Living/Dining Room

21' 8" Max x 11' Max (6.60m Max x 3.35m Max)

Kitchen

12' 4" Max x 9' 7" Max (3.76m Max x 2.92m Max)

Landing

Bedroom 1

12' 3" Max x 9' 9" Max (3.73m Max x 2.97m Max)

Bedroom 2

7' 7" Max x 16' 8" Max (2.31m Max x 5.08m Max)

Bedroom 3

6' 1" Max x 10' 9" Max (1.85m Max x 3.28m Max)

Bathroom

01685 722223

merthytydfil@peteralan.co.uk

Floorplan



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.focalagent.com

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan