



## Awelfryn Terrace, £165,000

- Council Tax Band B
- Popular location
- Rear garden
- Close to local amenities
- Great transport links
- EPC Rating: D



3 2 2



## About the property

I am delighted to present this end of terrace house for sale, uniquely positioned in an elevated location. A sought-after property, it is ideally situated close to public transport links, local amenities, and popular schools, making it a perfect family home.

The residence boasts a welcoming layout, with two spacious reception rooms, offering ample space for relaxation and entertainment. One reception room has been tastefully designed as a dining room, creating a perfect setting for family meals and social gatherings.

The heart of the house is a functional kitchen, offering ample space for culinary endeavours. The property comprises three generously sized bedrooms, providing plenty of room for a growing family or for guests.

The property comes with a wet room, ensuring a sleek and practical bathroom experience for all users.

One of the standout features of this house is the lush garden, a tranquil retreat for those who appreciate outdoor living. The elevated position of the house provides a unique vantage point, enhancing the overall





## Accommodation

### Hall

### Reception 1

14' 4" Max x 13' 5" Max ( 4.37m Max x 4.09m Max )

### Reception 2

11' 5" Max x 11' Max ( 3.48m Max x 3.35m Max )

### Kitchen

12' 6" Max x 10' 4" Max ( 3.81m Max x 3.15m Max )

### Lobby

### Wet Room

### Landing

### Bathroom

### Bedroom 1

12' 8" Max x 16' 6" Max ( 3.86m Max x 5.03m Max )

### Bedroom 2

11' 7" Max x 10' 4" Max ( 3.53m Max x 3.15m Max )

### Bedroom 3

12' 4" Max x 6' 9" Max ( 3.76m Max x 2.06m Max )

01685 722223

merthytydfil@peteralan.co.uk

## Floorplan



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