



## Merthyr Dyfan Road, £400,000

- COUNCIL TAX BAND D
- EXTENDED SEMI DETACHED
- GARAGE & DRIVEWAY
- MODERN KITCHEN & BATHROOM
- EPC Rating: D



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## About the property

EXTENDED SEMI DETACHED - DRIVEWAY & GARAGE - MODERN KITCHEN & BATHROOM Close to local amenities; shops, parks, public transport, easy access to link roads leading to M4 corridor, popular school catchment.

## Accommodation

### Entrance Hall

### Lounge

11' 8" x 11' 7" ( 3.56m x 3.53m )

### Dining Room

11' 9" x 11' 8" ( 3.58m x 3.56m )

### Reception Room

24' 6" x 11' 9" ( 7.47m x 3.58m )





## Kitchen

17' 8" x 10' ( 5.38m x 3.05m )

## Utility Room

8' 3" x 7' 3" ( 2.51m x 2.21m )

## Bedroom One

13' 8" Max x 11' 8" ( 4.17m Max x 3.56m )

## Bedroom Two

11' 9" Max x 11' 7" ( 3.58m Max x 3.53m )

## Bedroom Three

10' 1" Max x 7' 5" Max ( 3.07m Max x 2.26m Max )

## Bathroom

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## Floorplan



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