



## Bryntaf, £115,000

- Council Tax Band A
- Set over three floors
- Rear garden
- Ideal family home
- Garage
- EPC Rating: Awaited



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## About the property

A charming terraced house in Aberfan, Merthyr Tydfil, ideally suited for as an investment opportunity or a perfect home for first time buyers and families alike.

The property briefly comprises of a hallway leading to a reception room. The lower ground floor comprises of a kitchen/dining room, utility, bathroom and sitting room leading to the rear garden and garage. The first floor consists of three bedrooms and a shower room.

The house's charm is further accentuated by its location, which ticks every box for convenience and lifestyle. With public transport links in close proximity, ideal if commuting. The property is also near various local amenities and walking routes, offering plenty of options for leisurely walks or weekend adventures. Families will also appreciate the proximity to local schools. Moreover, investors will find this property attractive for its potential rental income, given its sought-after location and appealing features.

In conclusion, this terraced house, set over three floors with a beautiful garden, presents a rare and enviable opportunity to own a piece of prime real estate. Be sure to seize this opportunity and make this house your new home.





# Accommodation

<b>Hall</b>	5' 1" Max x 9' 2" Max ( 1.55m Max x 2.79m Max )
<b>Living Room</b>	<b>Shower Room</b>
20' 8" Max x 12' 3" Max ( 6.30m Max x 3.73m Max )	<b>Garage</b>
<b>Kitchen/Dining</b>	17' 3" Max x 8' 8" Max ( 5.26m Max x 2.64m Max )
<b>Utility</b>	
<b>Sitting Room</b>	
10' Max x 11' 4" Max ( 3.05m Max x 3.45m Max )	
<b>Bathroom</b>	
<b>Landing</b>	
<b>Bedroom 1</b>	
11' 4" into door recess x 8' Max ( 3.45m into door recess x 2.44m Max )	
<b>Bedroom 2</b>	
9' 2" Max x 5' 9" Max ( 2.79m Max x 1.75m Max )	
<b>Bedroom 3</b>	

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## Floorplan



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