



## Norman Terrace, offers in excess of £130,000

- Council Tax Band B
- No onward chain
- Popular residential location
- Ideal family home or first-time buy
- Close to local amenities
- Rear garden
- EPC Rating: C



 3  2  2



## About the property

A delightful three-bedroom terraced house, optimally located in a highly sought-after area, in close proximity to public transport links, local schools, and walking routes. The property is conveniently positioned near Cyfarthfa Park, Cyfarthfa Retail, and the town centre, making it an ideal home for families, first-time buyers, and investors alike.

The property offers a welcoming layout, featuring two spacious reception rooms and a well-appointed kitchen. The first reception room is tastefully designed with a bay window, creating a well-lit and inviting space for relaxation and social gatherings. The open-plan kitchen is a notable feature of the home, equipped with a handy utility room and ample dining space, perfect for hosting and everyday family meals.



## Accommodation

### Hallway

### Living Room

10' 8" Max x 13' 2" Max ( 3.25m Max x 4.01m Max )

### Sitting Room

11' 10" Max x 10' 6" Max ( 3.61m Max x 3.20m Max )

### Kitchen/Diner/Utility

### Hall

### Shower Room

### Landing

### Bedroom 1

10' 9" Max x 16' 9" Max ( 3.28m Max x 5.11m Max )

### Bedroom 2

11' 3" Max x 10' 9" Max ( 3.43m Max x 3.28m Max )

### Bedroom 3

### Bathroom

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## Floorplan



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