



64 BALACLAVA ROAD, MERTHYR TYDFIL

- 2 BEDROOMS • UPSTAIRS BATHROOM • GAS CENTRAL HEATING •
- CLOSE TO ALL LOCAL AMMENITIES • REAR GARDEN • IDEAL INVESTMENT PROPERTY •

PRICE: Guide price £46,995



2 GLEBELAND STREET • MERTHYR TYDFIL • CF47 8AU • Tel: 01685 700430 • Fax: 01685 881072

DESCRIPTION

We are pleased to offer for sale this excellent opportunity for an investment purchase with an ideal location with shops schools and transportation links nearby. The property benefits from having an upstairs bathroom, gas central heating, rear garden and scenic views to the front.

LOUNGE 4.01x3.10 (13'2" x 10'2")

Vinyl flooring, emulsion and papered walls, emulsion ceiling, electric box, cupboard housing gas box, under stair

storage, radiator, power points, window to front

KITCHEN 2.28x2.49 (7'6" x 8'2")

Tile floor, emulsion walls, tile splash back, textured ceiling, wall and base units, worktops, electric oven, gas hob, plumbed

for washing machine, combi boiler, power points, radiator, window to rear

LANDING

Carpet, wall paper walls, emulsion ceiling, attic hatch

BEDROOM 1 2.57x4.44 (8'5" x 14'7")

Carpet, emulsion walls and ceiling, power points, radiator, window to front

BEDROOM 2

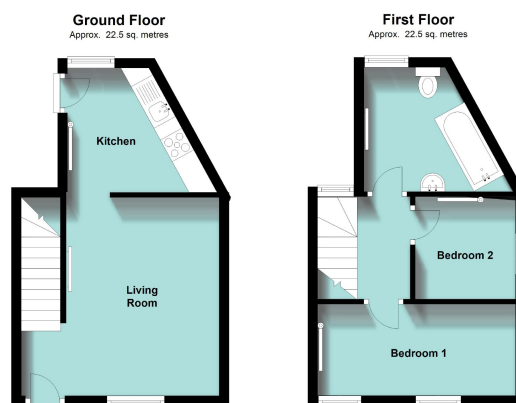
Carpet, emulsion walls and ceiling, power points, radiator, window to side

BATHROOM 2.47x2.56 (8'1" x 8'5")

Vinyl flooring, tile walls, emulsion ceiling, radiator, W.C, sink, bath, attic hatch, window to rear

OUTSIDE

Enclosed rear garden with patio area, shed, step leading to lawn area



Total area: approx. 45.0 sq. metres

Plans for illustration purpose only
Plan produced using PlanUp.

MISDESCRIPTIONS ACT

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