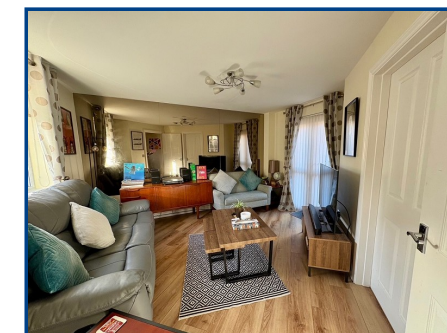


**Penderyn Close
Cae Penderyn
Merthyr Tydfil.**

Price **£175,000**

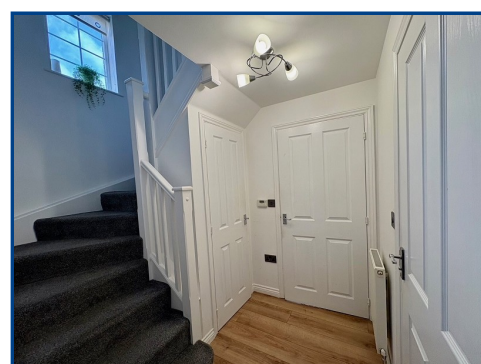


- Modern mid link property
- Two double bedrooms
- Sitting Room
- Kitchen/Dining room
- Low maintenance garden
- Garage and off road parking
- Well presented
- Double glazed and gas central heating
- No onward chain
- Ideal first time purchase

General Description

We are delighted to offer for sale this well presented, modern two bedroom mid link property which benefits from an enclosed rear garden with the added benefit of attached garage and driveway. Walking distance to the ever popular Cyfarthfa Retail Park with its excellent range of shops and food outlets. A short distance from Merthyr Tydfil town centre which offers a further range of amenities, entertainment and leisure outlets. Excellent road links as well as train and bus station within walking distance of the property. EPC Rating c76.

EPC Rating: C76



Viewing: **01873 810 213**

Website: **www.ctf-uk.com**

Email: **crickhowell@ctf-uk.com**

Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01873 810 213**

Email: **crickhowell@ctf-uk.com**

Web: **www.ctf-uk.com**

Penderyn Close, Cae Penderyn, Merthyr Tydfil.

Property Description

Well presented mid link property situated in this popular modern development within easy reach of local amenities. The property has been well maintained by it's current owner and offers perfect first time buyer accommodation.

The property affords entrance lobby, ground floor WC, modern kitchen/dining room with french doors to rear garden, dual aspect sitting room with french doors to rear garden and window to front aspect, first floor landing with bathroom and two double bedrooms. To the rear of the property is a low maintenance decked garden with direct access onto the driveway and garage. Benefiting from double glazing and gas heating system.

Located close to the ever popular Cyfarthfa Retail Park with it's excellent range of shops and food outlets, a short walk from Merthyr Tydfil town centre with it's range of leisure and entertainment facilities. Merthyr Tydfil has it's own train and bus station with excellent road links. If you like to explore the great outdoors there are numerous places of both natural and historical interest including the lovely Cyfarthfa Castle and Park, Bike Park Wales and the Brecon Mountain Railway to name a few.

Ground Floor

Composite entrance door with double glazed window into...

Entrance Lobby

With laminate flooring, radiator, panel door into...

Sitting Room (12' 8" Max x 12' 2" Max) or (3.85m Max x 3.71m Max)

With laminate flooring, radiator, feature smoked glazed wall, with dual aspect uPVC window to front and uPVC double glazed french doors to rear garden, door onto...

Inner Hallway

With laminate flooring, under stair storage cupboard, door to WC, carpeted staircase to first floor and panel door to...

Kitchen/ dining room (12' 8" x 7' 5") or (3.86m x 2.26m)

With range of modern wall and base units with roll top edge preparation surface, integrated fridge/freezer, integrated washing machine, cupboard housing Worcester combination boiler, gas four ring hob with extra hood over, electric oven, stainless steel one and a half bowl sink with mixer tap over, tiled splash back, uPVC double glazed window to front, uPVC double glazed french doors to rear garden, space for dining table, radiator, laminate flooring.

Penderyn Close, Cae Penderyn, Merthyr Tydfil.

W.C. (3' 1" x 6' 7") or (0.95m x 2.00m)

With low level WC, pedestal wash hand basin, tiled splash back, vinyl flooring, radiator, uPVC double glazed frosted window.

From the inner hallway is a carpeted stair case to the first floor.

First Floor

Landing

With carpet, double door storage cupboard with hanging rail and shelving, loft access hatch, doors to rooms off.

Bedroom 1 (14' 0" Max x 7' 9") or (4.26m Max x 2.37m)

With vinyl flooring, uPVC window to front, radiator.

Bedroom 2 (12' 8" x 7' 9") or (3.86m x 2.36m)

With vinyl flooring, radiator, uPVC window to front.

Bathroom (8' 6" x 4' 6") or (2.59m x 1.38m)

With white suite comprising, low level WC, pedestal wash hand basin, bath with mixer tap and shower over head over. shower screen, walls tiled to full height, uPVC double glazed door window to rear, mechanical fan, radiator.

Outside

Enclosed rear garden with timber decking, outside water tap, gate access onto driveway and garage.

Rear Garden

There is a good size decked garden area with gate access onto the parking space and adjoining garage.

Garage (15' 10" x 8' 7") or (4.82m x 2.62m)

With up and over door, power and light.

Broadband and Mobile phone

There is indoor and outdoor 4g mobile phone coverage in the area and fibre optic broadband available.

Agents Note

There is a maintenance charge of £229.81 per annum for the upkeep and maintenance of the communal grounds.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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