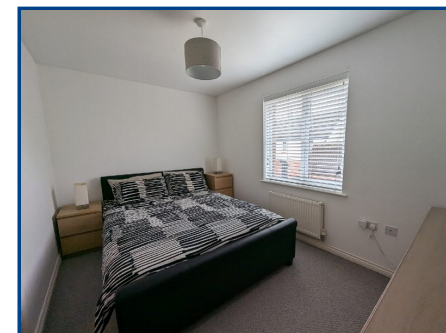


**Woodland Walk
Merthyr Tydfil.**

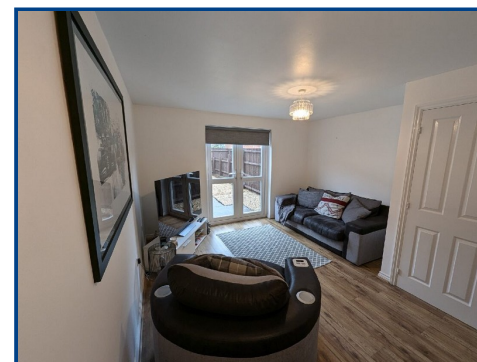
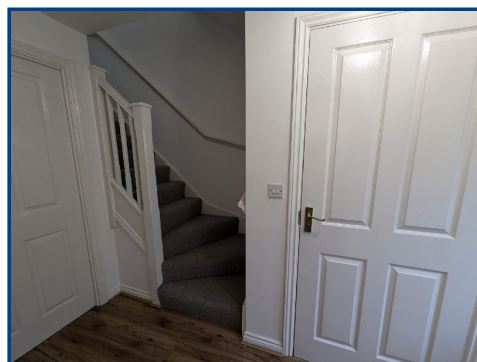
Price **£155,000**



- Modern mid link property
- Two double bedrooms
- Ground floor WC
- Sitting/dining room
- Low maintenance gardens
- Garage and off road parking for one vehicle
- Well presented and much improved
- Ideal first time purchase
- Double glazed and gas heating system

General Description

We are delighted to offer for sale this well presented, modern two bedroom mid link property which benefits from front forecourt garden, enclosed rear garden with the added benefit of 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 pending.



Viewing: **01873 810 213**

Website: www.ctf-uk.com

Email: crickhowell@ctf-uk.com

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Woodland Walk, Merthyr Tydfil.

Property Description

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

The property affords entrance hall, ground floor WC, modern kitchen, sitting/dining room with french doors to rear garden, first floor landing with bathroom and two double bedrooms. To the outside are low maintenance front forecourt garden with enclosed low maintenance level rear garden, garage and off road parking for one vehicle, located a short distance from the property. 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.

Accommodation

Ground Floor

Hallway

Ground floor W/C (5' 3" x 2' 9") or (1.60m x 0.85m)

Kitchen (9' 10" x 5' 3") or (3.0m x 1.60m)

Sitting Room / Dining Room (14' 9" x 12' 2" Max) or (4.50m x 3.70m Max)

First Floor

Landing

Bedroom 1 (12' 2" x 8' 6") or (3.70m x 2.58m)

Bathroom/W.C.

Bedroom 2 (12' 2" x 8' 6") or (3.70m x 2.60m)

Outside

To the front is an enclosed low maintenance front forecourt garden with steps to front entrance.

To the rear is an enclosed low maintenance gravel garden with small paved seating area.

Front Garden

Rear Garden

Garage

With up and over door, off road parking for one vehicle in front of the garage.

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 £220.00 per annum for the upkeep and maintenance of the communal grounds.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

Follow satellite navigation to Cae Penderyn, turn right into the estate. As you enter the estate a short distance along on your right hand side there are steps and pathway leading to the front of the property, fourth house along.

