

## Features

- Very Popular Location
- Three Bedrooms
- Bathroom With Shower Cubicle
- Utility Area
- No Chain
- Rear Garden With Rear Lane Access
- Viewings Recommended



**£124,950**

**23 Tygwyn Street, Merthyr Tydfil, CF479LG**

Found in a very popular location, and offered for sale with no ongoing chain, an Extended three bedroom terraced property is on offer with a bathroom/Shower room on the ground floor. The accommodation briefly comprises an entrance hallway, lounge/dining room, fitted kitchen, utility area, and bathroom/shower room/WC. First floor, Landing, and three bedrooms. Combi gas central heating. Enclosed and low maintenance private and enclosed rear garden with rear lane access.

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ESTATE AGENTS



### **ENTRANCE HALLWAY**

uPVC double glazed entrance door, radiator, stairs providing access to the first floor accommodation, door to:

**LOUNGE** 16'1" x 11'0" (4.90m x 3.35m)

Double radiator, power points, door to kitchen, open plan to

**DINING/SITTING ROOM** 9'11" x 9'8" (3.01m x 2.94m)

UPVC double glazed window to front, radiator.

**FITTED KITCHEN** 11'2" x 8'1" (3.40m x 2.47m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, window to rear, radiator, door to:

**UTILITY AREA** 4'11" x 4'9" (1.51m x 1.44m)

Plumbing for automatic washing machine, uPVC double glazed window to rear, uPVC double glazed door to garden, door to:

### **BATHROOM**

Four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower cubicle with fitted shower, matching shower base and glass screen, and close coupled with tiled splashbacks, uPVC obscure double glazed window to the rear, radiator.

### **LANDING**

**BEDROOM ONE** 13'1" x 9'6" (3.98m x 2.90m)

Two uPVC double glazed windows to front, radiator, door to storage cupboard:

**BEDROOM TWO** 11'10" x 8'6" (3.60m x 2.58m)

UPVC double glazed window to the rear, radiator, and cupboard housing a wall mounted gas combination boiler.

**BEDROOM THREE** 8'6" x 7'3" (2.60m x 2.22m)

UPVC double glazed window to rear, radiator.

### **OUTSIDE**

Enclosed rear garden laid with paved patio, outhouse and timber gate providing rear lane access.

## Floorplan



Total area: approx. 83.1 sq. metres (894.1 sq. feet)

Plan is not to scale  
Plan produced using PlanUp.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		