

Features

- Priced For A Quick Sale
- Modern Style Property
- Extended
- 24' Lounge/diner
- Enclosed Gardens
- Allocated Parking For Two Cars
- Built In Wardrobes
- Ideal First Time Buy



£134,950

34 Berry Square, Merthyr Tydfil, CF48 3AL

Walker and Lewis are excited to offer this extended two bedroom mid link property semi-detached property with front and rear gardens plus allocated parking for two cars. Conveniently located in the popular residential area of Dowlais with easy access to local shops and amenities plus great links to the A470. This extended property comprises an entrance porch, a spacious 24' lounge/dining room, and a kitchen/breakfast room. To the first floor are two double bedrooms plus a bathroom/WC. The property further benefits uPVC double glazing and combi gas central heating.

This property would make an ideal first time buy.

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 **Walker & Lewis**
ESTATE AGENTS



ENTRANCE PORCH

UPVC double glazed entrance door, door to:

LOUNGE/DINING ROOM 24'8" x 0'0" (7.51m x 0.00m)

UPVC double glazed window to front, two double radiators, open plan stairs providing access to the first floor accommodation, door to:

KITCHEN 11'7" x 9'6" (3.53m x 2.90m)

Fitted with a range of base and wall mounted units, worktop space with sink and drainer, space for fridge and freezer, plumbing for washing machine, cooker point, UPVC double glazed window to rear, double radiator, ceramic tiled flooring, wall mounted gas combination boiler, uPVC double glazed door to garden.

LANDING

Access to loft, storage cupboard.

BEDROOM ONE 9'11" x 8'2" (3.03m x 2.50m)

UPVC double glazed window to rear, fitted wardrobes to the one wall, radiator,

BEDROOM TWO 11'7" x 8'8" (3.53m x 2.63m)

UPVC double glazed window to front, radiator, built in wardrobe.

BATHROOM

Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and close coupled WC with tiled splashback, extractor fan.

OUTSIDE

Enclosed low maintenance front garden with shrubbery, paved pathway leading to the entrance door. Private and enclosed rear garden mainly laid to lawn with paved patio area, trees, shrubbery, and rear gated access. Hardstand providing off road parking for two cars.

Floorplan



Total area: approx. 66.0 sq. metres (710.4 sq. feet)

Plan is not to scale
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		