



## 14 Upper High Street | Bedlinog | Treharris | CF46 6RY

Renovation-ready two-bedroom terraced house in the quiet village of Bedlinog, offering two reception rooms, an elevated rear garden with mountain views to the front, convenient access to local amenities and countryside walks.



## Asking Price Of £80,000

- IDEAL INVESTMENT OPPORTUNITY
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- VALLEY VIEWS TO THE FRONT
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## Property Description

This two-bedroom terraced house is offered **\*\*for sale\*\*** in the quiet village of Bedlinog, providing an opportunity for buyers seeking a property that **\*\*needs renovation\*\***, particularly suited to investors.

The ground floor offers two reception rooms: a family lounge and a separate dining room, creating defined living and eating spaces. The kitchen is fitted with light grey wall and base units, laminate work surfaces and laminate backslashes, but requires further work and updating. Adjacent to the kitchen is a compact bathroom with rear hall space to potentially increase the bathroom space. Upstairs are two double bedrooms, one of which includes a cupboard housing the boiler.

To the rear, there is an elevated garden with a decked seating area, benefiting from the village's mountain views and surrounding green spaces. The setting is well-suited to those

who enjoy walking routes.

Bedlinog is a small village near Treharris, with local amenities including a primary school, local shop and village facilities. Nearby larger centres such as Merthyr Tydfil and Pontypridd offer a wider range of retail and leisure options.

Public transport links include rail services from Merthyr Vale and Quaker's Yard stations, both a short drive away. From these stations there are regular services to Cardiff, with typical journey times of around 40–50 minutes. Road links via the A470 connect the area to Merthyr Tydfil to the north and Cardiff and the M4 corridor to the south.

### LOUNGE

16' 4" x 14' 4" (4.98m x 4.38m)

### DINER

13' 11" x 6' 9" (4.26m x 2.08m)

### KITCHEN

12' 3" x 8' 11" (3.74m x 2.74m)

### BATHROOM

5' 4" x 4' 1" (1.65m x 1.27m)

### BEDROOM ONE

12' 9" x 10' 11" (3.91m x 3.34m)

### BEDROOM TWO

13' 10" x 7' 9" (4.23m x 2.38m)

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

### INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep



up repayments on your mortgage.







## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Ystrad Mynach

Hengoed

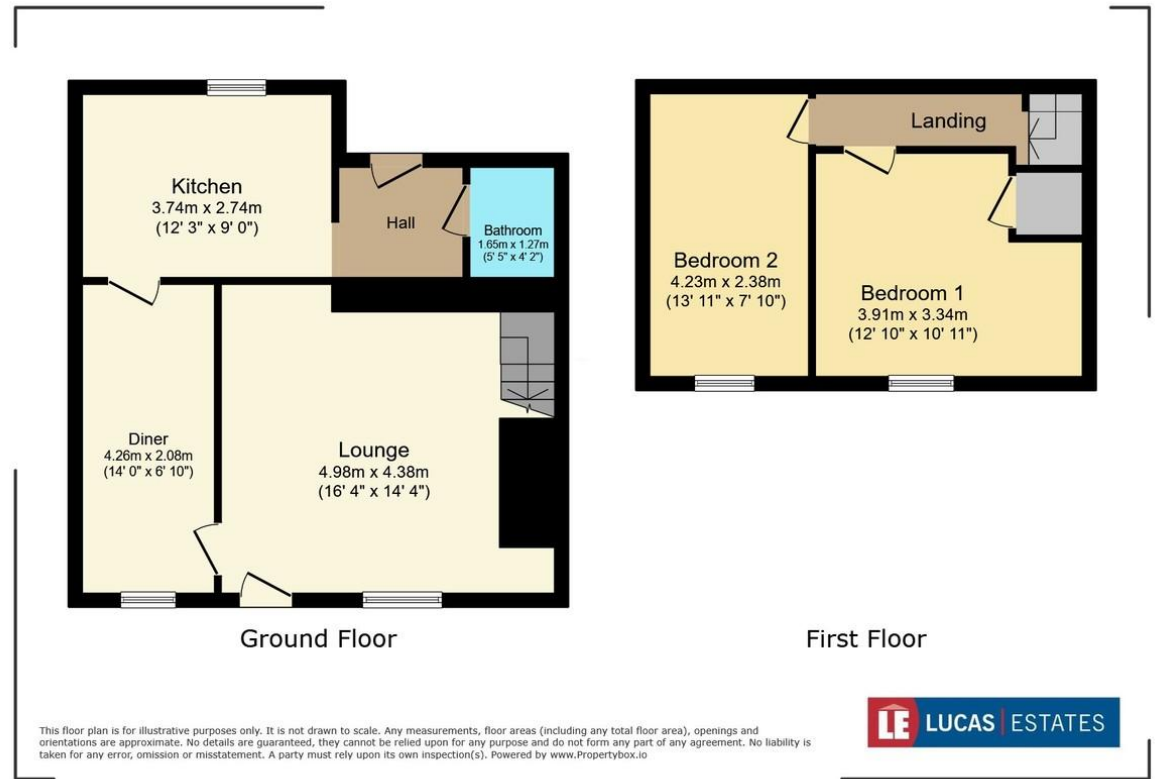
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