



## Lancaster Villas, offers over £240,000

- Council Tax Band C
- No onward chain
- Great investment opportunity
- Front and rear garden
- Sought after location
- Over three floors
- EPC Rating: E



 5  1  2





## About the property

A five bedroom semi-detached property in a sought after location in Merthyr Tydfil, being sold with no onward chain. In need of some modernisation, this is a great opportunity to put your stamp on the property.

The ground floor consists of a hall, living/dining room, sitting room, kitchen, conservatory and W.C. To the first floor are three bedrooms and family bathroom and to the second floor are two bedrooms. To the rear of the property is an enclosed low maintenance garden.

Set in a great location in Merthyr Tydfil, close to transport links such as the A 465 Heads of the Valleys road, popular bus routes and Merthyr Tydfil train station. The property is also within close proximity to Merthyr Town Centre, Rhydcar Leisure Park, Cyfarthfa Retail Park and Bike Park Wales.

Viewing is highly recommended to appreciate all the potential this property has to offer.





## Accommodation

### Hall

Doors to living/dining room, door to sitting room and stairs to first floor.

### Living/dining Room

#### Living Area

11' 4" Plus bay window x 13' 2" Max ( 3.45m Plus bay window x 4.01m Max )  
Bay window to front. Fireplace.

#### Dining Area

13' 1" Max x 10' 8" Max ( 3.99m Max x 3.25m Max )  
Patio doors to conservatory. Fireplace.

### Sitting Room

12' 4" Min x 10' 8" Max ( 3.76m Min x 3.25m Max )  
Cupboard. Window to side. Door to kitchen.

### Kitchen

11' 2" Max x 9' 1" Max ( 3.40m Max x 2.77m Max )  
Fitted cupboards. Window to side.

### Landing

Doors to bedroom 1,3,4 and bathroom and stairs to second floor.

### Bedroom 1

10' 7" Plus bay window x 17' 7" Max ( 3.23m Plus bay window x 5.36m Max )  
Bay windows to front. Fireplace.

### Bedroom 2

14' 7" Max x 10' 1" Max ( 4.45m Max x 3.07m Max )  
Restricted head height. Window to side.

### Bedroom 3

13' 1" Max x 10' 8" Max ( 3.99m Max x 3.25m Max )  
Window to side. Fireplace.

### Bedroom 4

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## Floorplan



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