



Ninth Avenue, offers over £165,000

- Tax band A
- Great location
- Front and rear gardens
- Four bedrooms
- Great investment opportunity
- EPC Rating: C



 4  1  2



About the property

A four bedroom end of terrace property in a great location in Galon Uchaf, Merthyr Tydfil. Benefiting from front and rear gardens, this property would make a investment opportunity.

The property briefly comprises of the entrance hall, larder, living room, dining room, kitchen and W.C. To the first floor is a shower room and four bedrooms. To the rear of the property is a low maintenance garden and to the front of the property is a garden with lawn area.

Set in a population location in Merthyr Tydfil within close proximity to transport links such as the A465 Heads of the Valleys Road and A 470, train station and popular bus routes, ideal if commuting. The property also benefits from being in close proximity to Rhydcar Leisure Park, Cyfarthfa Retail Park and Bike Park Wales,

Viewing highly recommended.



Accommodation

Hallway

Door to larder. Door to living room. Storage cupboard. Stairs to first floor.

Larder

Window to front.

Living Room

19' 3" x 13' 3" Max (5.87m x 4.04m Max)
Windows to front and rear. Fireplace. Door to dining room.

Dining Room

9' 5" Max x 11' 5" Max (2.87m Max x 3.48m Max)
Window to rear. Door to W.C

Kitchen

6' 2" Max x 8' 5" Max (1.88m Max x 2.57m Max)
Window to side. Fitted cupboards.

W.C

Window to side. Wash basin and toilet.

Landing

Doors to all bedrooms and shower room. Window to front.

Bedroom 1

9' 5" Max x 13' 6" Max (2.87m Max x 4.11m Max)
Windows to front. Fireplace.

Bedroom 2

9' 5" Max x 13' 2" Max (2.87m Max x 4.01m Max)
Windows to rear. Fireplace.

Bedroom 3

9' 5" Max x 12' 4" Max (2.87m Max x 3.76m Max)
Window to rear.

Bedroom 4

9' 5" Max x 12' 4" Max (2.87m Max x 3.76m Max)
Window to front.

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Floorplan



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