



## Cyfarthfa Rise, offers over £225,000

- Council Tax C
- Sought after location
- Well-presented
- Close to transport links
- Rear garden
- EPC Rating: C



 3  1  1



## About the property

A well-presented three bedroom semi- detached property in a great location in a popular residential location in Cyfarthfa Rise, Merthyr Tydfil.

The ground floor comprises of a entrance hall, W.C, kitchen/dining room and reception room. To the first floor are three bedrooms and family bathroom. To the rear of the property is an enclosed garden. Off road parking is also provided.

Set in a great location in Merthyr Tydfil, close to transport links such as the A 465 and A470 Heads of the Valleys road, popular bus routes and Merthyr Tydfil train station.

Early viewing highly recommended to appreciate all this property has to offer.



## Accommodation

### Hall

Door to W.C. and living room.

### W.C.

Wash basin and toilet.

### Living Room

15' 9" Max x 15' Max ( 4.80m Max x 4.57m Max )  
Stairs to first floor. Window to front and side. Door to Kitchen/dining room.

### Kitchen/dining Room

#### Kitchen Area

Fitted cupboards. Window to rear.

#### Dining Area

8' 3" Max x 8' 1" Max ( 2.51m Max x 2.46m Max )  
Door to storage. Patio doors to rear.

### Landing

Doors to all bedrooms and bathroom.

### Bedroom 1

13' 5" Max x 8' 6" Max ( 4.09m Max x 2.59m Max )  
Window to front.

### Bedroom 2

10' 8" Max x 8' 6" Max ( 3.25m Max x 2.59m Max )  
Window to rear.

### Bedroom 3

10' 5" Max x 6' 2" Max ( 3.17m Max x 1.88m Max )  
Window to front.

### Bathroom

Fitted bath, wash basin and toilet.

## Floorplan



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