



## Brynteg, offers over £160,000

- Council Tax - Band B
- 3 bedrooms
- End terraced property
- Spacious living room
- Low maintenance garden
- Garage
- EPC Rating: D



 3  1  1



## About the property

A well-presented three bedroom mid terraced house set in a popular residential area of Treharris . Close to transport links and local amenities, this property would make a perfect first time buy or family home. Viewing is highly recommended to appreciate all this property has to offer.

The ground floor consists of an entrance hall and spacious living room, kitchen with dining area. The first floor consists of three bedrooms .To the rear of the property is a low maintenance garden and garage.

Set in a population location in Merthyr Tydfil, within close proximity to transport links such as the A 465 Heads of the Valleys Road and A 470, train station and popular bus routes, ideal if commuting. The property also benefits from being close to local amenities.

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## Accommodation

### Porch

Door to living room.

### Living Room

13' 1" max x 10' 10" max ( 3.99m max x 3.30m max )

Patio doors to front, door to kitchen/diner, fire place, stairs to first floor, storage cupboard.

### Kitchen

8' 5" max x 6' 7" max ( 2.57m max x 2.01m max )  
Window to side, Fitted cupboard.

### Diner

7' 7" max x 6' 5" max ( 2.31m max x 1.96m max )  
Door to rear.

### Landing

Door to all rooms.

### Bathroom

Window to rear, fitted bath, wash basin, toilet.

### Bedroom 1

11' 1" max x 8' 6" max ( 3.38m max x 2.59m max )  
Window to front, fitted cupboard.

### Bedroom 2

9' 9" max x 7' 9" max ( 2.97m max x 2.36m max )  
Window to rear, fitted cupboard.

### Bedroom 3

7' 11" max x 6' 1" max ( 2.41m max x 1.85m max )  
Window to front

### Garage

14' 1" x 7' 10" ( 4.29m x 2.39m )

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## Floorplan



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