



## Court Terrace, offers over £80,000

- Tax band A
- Tenant-in-situ
- Great investment opportunity
- Town centre location
- Close to transport links and local amenities
- EPC Rating: D



2 1 1





## About the property

A two bedroom mid terrace property is a great location in Merthyr Tydfil, in the heart of the South Wales Valleys. Set in a great town centre location, close to local amenities and transport links making this property a investment opportunity. Tenant-in-situ.

The property briefly comprises of an open plan lounge/diner, Kitchen which gives access to a small court yard. The first floor contains two good size bedrooms and a shared family bathroom. There is on street parking in close proximity to the house. and also benefits from being in walking distance to a major supermarket and the beacons arcade.

Situated in a popular residential area, close to transport links such as the A465 Heads of the Valleys road, Merthyr Tydfil Train Station and popular bus links. Close to local amenities such as Rhydycar Leisure Park, Cyfarthfa Retail Park and Bike Park Wales.

Viewing highly recommend.





## Accommodation

### Living/Dining Room

Window to front, stairs to first floor, door to kitchen.

### Kitchen

Door to rear access, fitted cupboards.

### Bedroom 1

Windows to front.

### Bedroom 2

Window to rear.

### Bathroom

Windows to rear.

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## Floorplan



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