



## Birch Grove, offers over £140,000

- Council Tax - Band A
- Great location
- Spacious garden
- Utility Room
- Cloak Room
- EPC Rating: D



 4  1  1



## About the property

A four bedroom, mid terrace property in a great location in Gurnos, Merthyr Tydfil. Benefiting from a spacious rear garden, great transport links and being close to local amenities, this property would make a perfect first time buy, family home or investment opportunity.

The property briefly comprises of the entrance hall, cloakroom, utility room, kitchen with dining area and living room. To the first floor is a family bathroom and four bedrooms. To the rear of the property is spacious garden and off road parking.

Set in a popular 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 Rhydycar Leisure Park, Cyfarthfa Retail Park and Bike Park Wales,

Viewing highly recommended.



## Accommodation

### Hall

### Cloak Room

### Utility Rrom

### Kitchen

10' 3" Max x 20' 8" Max ( 3.12m Max x 6.30m Max )

### Living Room

11' 6" Max x 17' 8" Max ( 3.51m Max x 5.38m Max )

### Hall

### Landing

### Bedroom 1

10' 6" Max x 14' Max ( 3.20m Max x 4.27m Max )

### Bedroom 2

10' Max x 14' Max ( 3.05m Max x 4.27m Max )

### Bedroom 3

11' 7" Max x 9' 1" Max ( 3.53m Max x 2.77m Max )

### Bedroom 4

7' Max x 9' 1" Max ( 2.13m Max x 2.77m Max )

### Bathroom

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## Floorplan



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