



## Carlton Terrace, offers over £130,000

- Council Tax - Band B
- Well-presented
- Over three floors
- Great location
- Close to local amenities
- EPC Rating: D



 3  1  2



## About the property

Three bedroom, mid terrace property in the popular village location of Troedyrhiw. Set in a sought after location, close to local amenities and transport links. This property would make a perfect first time buy or family home.

Set over three floors, the entrance level comprises of the hallway and reception room, to the lower ground floor is a kitchen, dining room and bathroom. The lower level also provides access to the rear garden. The first floor comprises of three bedrooms and W.C.

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 Bike Park Wales.

Viewing highly recommended.



## Accommodation

### Hallway

### Living Room

22' 3" Max x 12' 4" Max ( 6.78m Max x 3.76m Max )

### Kitchen

7' 7" Max x 15' 3" Max ( 2.31m Max x 4.65m Max )

### Dining Room

11' 7" Max x 12' 7" Max ( 3.53m Max x 3.84m Max )

### Porch

### Bathroom

### Landing

### Bedroom 1

13' 5" Max x 7' 1" Max ( 4.09m Max x 2.16m Max )

### Bedroom 2

9' 7" Max x 9' Max ( 2.92m Max x 2.74m Max )

### Bedroom 3

10' 2" Max x 7' 1" Max ( 3.10m Max x 2.16m Max )

### W.C

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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