



## Carlton Terrace, £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

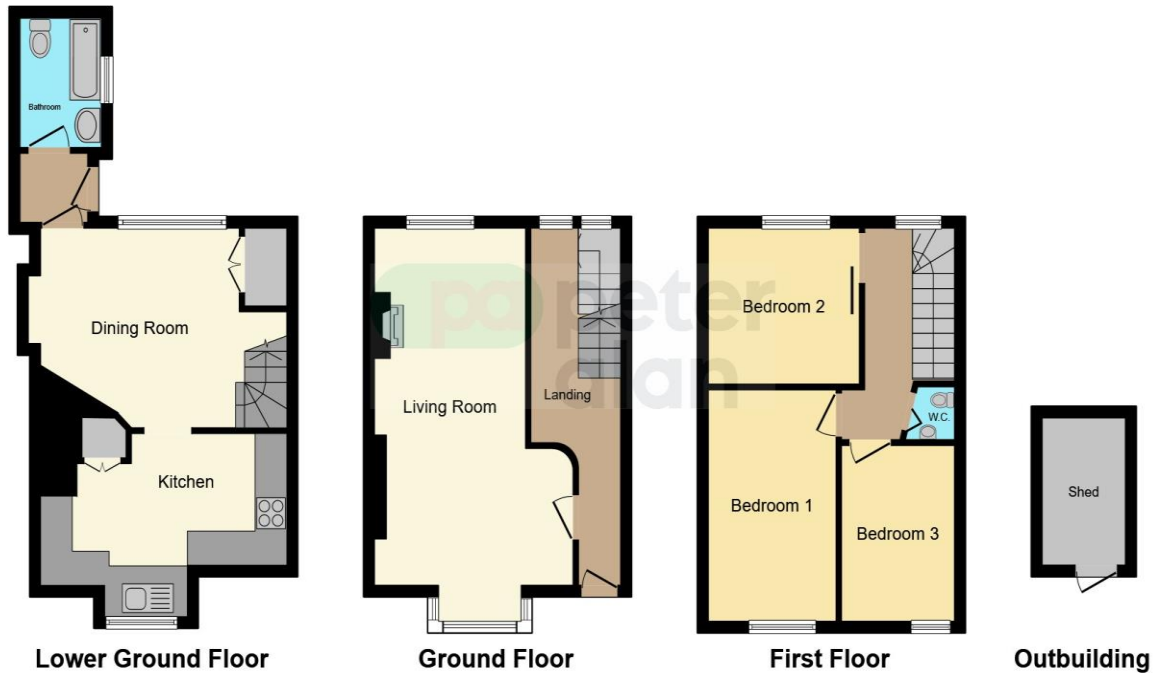
10' 2" Max x 7' 1" Max ( 3.10m Max x 2.16m Max )

### W.C

01685 722223

merthyrdyfil@peteralan.co.uk

## 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.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

**pa** peter  
alan