



## The Grawen, £130,000

- Council Tax Band - A
- End terraced with side access
- Separate garage
- 3 bedrooms
- Loft space
- Stunning views
- EPC Rating: Awaited



3 1 1



## About the property

Step into endless possibilities with this charming 3-bedroom end-of-terrace house nestled in the heart of Merthyr Tydfil. Situated just steps away from Cyfarthfa Castle and its expansive parkland, this property offers unparalleled access to outdoor leisure and family fun.

Coming with its own private garage with a separate entry at Riverside Park, this property is a standout buy. Being an end of terrace house, it maximises your privacy, with a side lane for convenience, a large garden with a separate balcony,

The kitchen, much larger than most, invites you to unleash your culinary creativity and host memorable gatherings with loved ones. Set over four floors, the ground floor comprises of a spacious reception room with access to the balcony, which boasts stunning views across the valleys-a view not to be missed or taken for granted.

The lower ground floor comprises of a kitchen/diner and access to the bathroom. To the first floor is the master bedroom with W.C and two further bedrooms. The second floor provides a generous loft space which has endless opportunities, such as a fourth bedroom, home office, etc.

This property would make an ideal first-time buy or investment opportunity, being sold with no onward chain. Conveniently located close to popular bus routes and within walking distance to the town centre,

Viewing is highly recommended.



## Accommodation

### Living Room

23' 6" Max x 16' 6" Max ( 7.16m Max x 5.03m Max )

### Kitchen/diner

Irregular Shaped Room x ( x )

### Bathroom

### Landing

### Bedroom 1

13' 4" Max x 10' Max ( 4.06m Max x 3.05m Max )

### W.C.

### Bedroom 2

9' 5" Max x 10' 6" Max ( 2.87m Max x 3.20m Max )

### Bedroom 3

10' 3" Max x 6' 8" Max ( 3.12m Max x 2.03m Max )

### Loft Area

Irregular Shaped Room x ( x )

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## Floorplan



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