



## The Walk, offers over £210,000

- Council Tax Band - C
- No onward chain
- Great investment opportunity
- Sought after location
- Close to local amenities and transport links
- EPC Rating: D



 3  1  3



## About the property

A three bedroom, semi-detached property in a sought after location in Merthyr Tydfil, being sold with no onward chain. In need of some modernisation, this is a great opportunity to put your stamp on the property.

The ground floor consists of a hall, living room, dining room, sitting room and kitchen. To the first floor are three bedrooms and bathroom with separate toilet. To the second floor is the loft space. To the rear of the property is a enclosed garden.

Set in a great location in Merthyr Tydfil, close to transport links such as the A 465 Heads of the Valleys road, popular bus routes and Merthyr Tydfil train station. The property is also within close proximity to Merthyr Town Centre, Rhydyccar Leisure Park, Cyfarthfa Retail Park and Bike Park Wales.

Viewing is highly recommended to appreciate all the potential this property has to offer.



## Accommodation

### Porch

### Hall

### Living Room

10' 4" Max x 14' 1" Max ( 3.15m Max x 4.29m Max )

### Sitting Room

10' 8" Max x 14' 1" Max ( 3.25m Max x 4.29m Max )

### Dining Room

14' 4" Max x 10' 8" Max ( 4.37m Max x 3.25m Max )

### Kitchen

9' 8" Max x 10' 8" Max ( 2.95m Max x 3.25m Max )

### Landing

### Bathroom

### Toilet

### Bedroom 1

10' 8" Max x 20' 6" Max ( 3.25m Max x 6.25m Max )

### Bedroom 2

14' 7" Max x 10' 8" Max ( 4.45m Max x 3.25m Max )

### Bedroom 3

10' 8" Max x 14' 1" Max ( 3.25m Max x 4.29m Max )

### Loft

12' 4" Max x 20' Max ( 3.76m Max x 6.10m Max )

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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