



Monmouth Drive, £200,000

- council tax band B
- Popular location
- Well-presented
- Garage
- Close to local amenities and transport links
- EPC Rating: C



 3  1  1



About the property

A well-presented, three bedroom, semi-detached property set in the highly popular Castle Park development. Benefiting from a detached garage and low maintenance garden, this property would make a perfect family home.

The property briefly comprises of the entrance hall, living room, spacious kitchen, shower room and three bedrooms. To the rear is a low maintenance garden and to the front is a lawn area. Off-road parking is provided by a detached garage.

Set in a popular location in Merthyr Tydfil within close proximity to transport links such as the A465 Heads of the Valleys Road and A470, train station and popular bus routes, ideal if commuting. The property also benefits from being close to Merthyr Tydfil town centre, Rhydycar Leisure Park, Cyfarthfa Retail Park and within close proximity to Bike Park Wales and within driving distance to Brecon Beacons National Park.

Early viewing highly recommended



Accommodation

Hall

Living Room

13' 1" Max x 12' 1" Max (3.99m Max x 3.68m Max)

Kitchen

9' 8" Max x 15' 4" Max (2.95m Max x 4.67m Max)

Landing

Shower Room

Bedroom 1

12' 1" Max x 9' 1" Max (3.68m Max x 2.77m Max)

Bedroom 2

8' 8" Max x 9' 1" Max (2.64m Max x 2.77m Max)

Bedroom 3

8' 5" Max x 6' 8" Max (2.57m Max x 2.03m Max)

01685 722223

merthyrdfil@peteralan.co.uk

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

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

