



## Mountain Rise, offers in excess of £225,000

- Council Tax - Band C
- No onward chain
- Great location
- Driveway
- Well-presented
- EPC Rating: C



3 2 1





## About the property

A well-presented, three bedroom, semi-detached property in a great location in a popular residential location in Mountain Rise, Merthyr Tydfil. No onward chain !

The ground floor comprises of an entrance hall, W.C, reception room and kitchen/diner. To the first floor there is a family bathroom and three bedrooms, with the master bedroom boasting an en-suite. To the rear of the property is a low maintenance garden with side access. Off road parking is also provided via a driveway to the side of the property.

Set in a great location in Merthyr Tydfil, close to transport links such as the A 465 and A470 Heads of the Valleys road, popular bus routes and Merthyr Tydfil train station.

Early viewing highly recommended to appreciate all this property has to offer.



## Accommodation

**Hall**

**W.C**

**Living Room**

17' 6" Max x 14' 1" Max ( 5.33m Max x 4.29m Max )

**Kitchen/Diner**

9' 2" Max x 14' 9" Max ( 2.79m Max x 4.50m Max )

**Landing**

**Bedroom 1**

12' 7" Max x 8' 5" Max ( 3.84m Max x 2.57m Max )

**En-Suite**

**Bedroom 2**

10' 3" Max x 8' 4" Max ( 3.12m Max x 2.54m Max )

**Bedroom 3**

8' 7" Max x 6' 3" Max ( 2.62m Max x 1.91m Max )

**Bathroom**

## Floorplan



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