



## Hawthorne Avenue, £120,000

- Council Tax Band - A
- Well-presented
- Popular location
- Driveway
- Porch
- EPC Rating: C



 2  1  1



## About the property

A two-bedroom, end of terrace property in a great location in Gurnos, Merthyr Tydfil. We believe this well-presented property would make a perfect investment opportunity or first time buy.

The property briefly comprises of the entrance porch, living room and kitchen. To the first floor is a bathroom and two bedrooms. To the rear of the property is a low maintenance garden and off-road parking is provided by a driveway to the front of the property.

Set in a popular location in Merthyr Tydfil within 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 Rhydyar Leisure Park, Cyfarthfa Retail Park and Bike Park Wales,

Viewing highly recommended.



## Accommodation

### Porch

### Living Room

11' 5" Max x 17' Max ( 3.48m Max x 5.18m Max )

### Kitchen/Diner

2' 9" Max x 17' Max ( 0.84m Max x 5.18m Max )

### Conservatory

5' 6" Max x 10' 8" Max ( 1.68m Max x 3.25m Max )

### Landing

### Bedroom 1

8' Max x 17' Max ( 2.44m Max x 5.18m Max )

### Bedroom 2

10' 5" Max x 8' 5" Max ( 3.17m Max x 2.57m Max )

### Bathroom

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## Floorplan



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