



St. Davids Close, £239,950

- Council Tax Band - D
- No onward chain !
- Sought after location
- Off-road parking
- Well-presented throughout
- En-suite
- Spacious rear garden
- EPC Rating: D



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About the property

A rare opportunity to purchase two/three bedroom, semi-detached property in a popular residential area in St.Davids Close in Heolgerrig, Merthyr Tydfil. Being sold with no onward chain and well-presented throughout, we believe this property would make a perfect family home. The property benefits from made to measure blinds throughout, also benefits from a newly renovated roof and flat roof.

The property consists of an entrance hall, living/dining room, a further sitting room which could be a third bedroom, kitchen to include all white goods, family bathroom and to the first floor are two double bedrooms - with the principle bedroom boasting an en-suite. The attic is fully boarded throughout, perfect for storage. To the rear of the property is a beautiful enclosed garden with decking area and insulated shed . Off-road parking is also provided via a driveway to the side of the property which fits two cars.

The property is ideally located within proximity to Cyfarthfa Park, Cyfarthfa Retail Park and Trago Mills, Merthyr Tydfil town centre and close to popular attractions such as Bike Park Wales, Brecon Beacons National Park. Road links include A470 and A465 Heads of the Valleys Road, perfect for commuting.

Viewing highly recommended to appreciate all this property has to offer.



Accommodation

Hall

Living/Dining Room

Living Area

9' 3" Max x 15' 4" Max (2.82m Max x 4.67m Max)

Dining Area

9' 3" Max x 11' 1" Max (2.82m Max x 3.38m Max)

Sitting Room/Bedroom 3

11' 4" Max x 12' 5" Max (3.45m Max x 3.78m Max)

Bathroom

Kitchen

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

Landing

Bedroom 1

9' 2" Max x 20' 9" Max (2.79m Max x 6.32m Max)

En-Suite

Bedroom 2

11' 3" Max x 9' 8" Max (3.43m Max x 2.95m Max)

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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



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