



## Billingham Crescent, £240,000

- Council Tax - Band C
- No onward chain !
- Sought after location
- Utility room
- In need of some modernisation
- EPC Rating: Awaited



 4  2  2





## About the property

A four-bedroom, semi-detached property in a great location in Billingham Crescent, Penydarren, Merthyr Tydfil. Being sold with no onward chain and in need of some modernisation, this property would make a perfect investment opportunity or family home.

The property briefly comprises of the porch, entrance hall, sitting room, living room, kitchen, wet room and utility room. To the first floor is a bathroom with separate toilet and four bedrooms. To the rear of the property is a spacious garden with plenty of potential. To the front of the property is a patio area which follows to the rear 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 Rhydycar Leisure Park, Cyfarthfa Retail Park and Bike Park Wales.

Early viewing highly recommended.





## Accommodation

**Porch**

**Hall**

**Sitting Room**

13' 2" Max x 9' 1" Max ( 4.01m Max x 2.77m Max )

**Living Room**

13' 4" Max x 12' 4" Max ( 4.06m Max x 3.76m Max )

**Kitchen**

13' 4" Max x 9' 4" Max ( 4.06m Max x 2.84m Max )

**Utility Room**

**Wet Room**

**Landing**

**Bathroom**

**Toilet**

**Bedroom 1**

14' 8" Max x 9' 3" Max ( 4.47m Max x 2.82m Max )

**Bedroom 2**

8' 9" Max x 12' 6" Max ( 2.67m Max x 3.81m Max )

**Bedroom 3**

9' 8" Plus wardrobe x 9' 3" Max ( 2.95m Plus wardrobe x 2.82m Max )

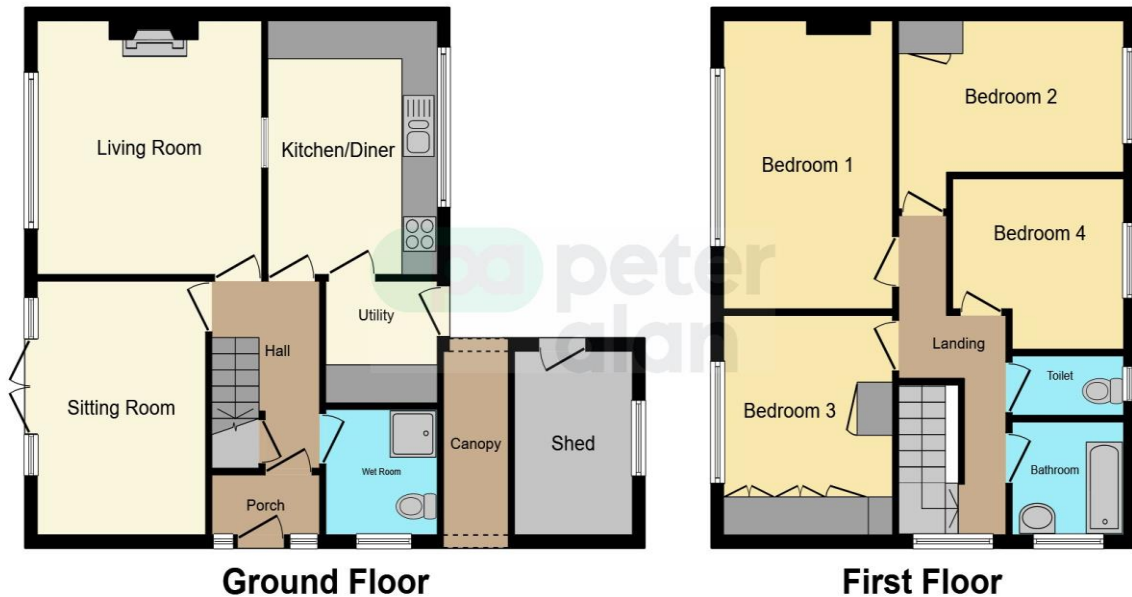
**Bedroom 4**

7' 9" Max x 9' 6" Max ( 2.36m Max x 2.90m Max )

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## Floorplan



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