



## Gilfach Cynon, £105,000

- Council Tax A
- No onward chain
- Close to transport links
- Ideal first time buy
- Rear garden
- EPC Rating: Awaited



3 2 1



## About the property

Three bedroom terraced house in the popular residential location of Twynyrodyn, Merthyr Tydfil. Being sold with no onward chain, this property would make an ideal investment opportunity or family home.

The ground floor consists of a spacious reception room, good sized kitchen and family bathroom. The first floor consists of three well proportioned bedrooms - one having an en-suite. To the rear of the property is a enclosed garden.

Set in the heart of Merthyr Tydfil, this property is close to Merthyr Tydfil town centre, Rhydcar Leisure Park and Cyfarthfa Retail Park. With transport links such as the A470 and A465 Heads of valleys road this property is ideal if commuting.

### Agents Note

All services/appliances have not and will not be tested.



## Accommodation

### Porch

### Reception Room

13' 1" Max x 18' 4" Max ( 3.99m Max x 5.59m Max )

### Kitchen

11' 5" Max x 7' 5" Max ( 3.48m Max x 2.26m Max )

### Bathroom

### Bedroom 1

11' 4" Max x 8' 7" Max ( 3.45m Max x 2.62m Max )

### En-Suite

### Bedroom 2

14' 1" Max x 7' Max ( 4.29m Max x 2.13m Max )

### Bedroom 3

9' 8" Max x 11' 6" Max ( 2.95m Max x 3.51m Max )

01685 722223

merthyrdyfil@peteralan.co.uk

## Floorplan



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