



## Church Street, £450,000

- Council tax band F
- Double Garage
- Close to local amenities
- 5 double bedrooms plus study
- Set over three floors
- Well presented throughout
- EPC Rating: C



 5  1  1





## About the property

Offered for sale with no onward chain, an imposing three storey residence set in a popular location in Merthyr Tydfil.

The generous ground floor accommodation briefly comprises an entrance hallway, a lounge, dining room, a spacious kitchen/breakfast room, a separate utility room and a downstairs cloakroom/wc. To the first floor there is a master bedroom with fitted wardrobes and an en-suite shower room, two further double bedrooms, a spacious family bathroom with a bath and a double shower, and a study which could easily be utilised as a sixth bedroom. On the second floor there are two more large double bedrooms as well as another full bathroom with a bath and double shower.

The property has gardens to three sides and brick paved driveway to a double garage. The driveway can easily accommodate numerous vehicles off road.

Viewing highly recommended.



## Accommodation

### Ground Floor Accommodation

#### Entrance Hallway

#### Lounge

18' Max x 12' 11" Max ( 5.49m Max x 3.94m Max )

#### Dining Room

13' 8" Max x 11' Max ( 4.17m Max x 3.35m Max )

#### Kitchen / Breakfast Room

23' 8" Max x 17' 2" Max ( 7.21m Max x 5.23m Max )

#### Utility Room

#### Cloakroom/Wc

### First Floor Accommodation

#### Landing

#### Master Bedroom

15' 9" Max x 13' Max ( 4.80m Max x 3.96m Max )

#### En-Suite Shower Room

#### Bedroom Two

18' Max x 12' Max ( 5.49m Max x 3.66m Max )

#### Bedroom Three

13' 4" Max x 11' 4" Max ( 4.06m Max x 3.45m Max )

#### Family Bathroom

#### Study

13' 1" Max x 10' 9" Max ( 3.99m Max x 3.28m Max )

### Second Floor Accommodation

#### Landing

#### Bedroom Four

16' 7" Max x 11' 9" Max ( 5.05m Max x 3.58m Max )

#### Bedroom Five

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## Floorplan



**Ground Floor**



**First Floor**



**Second Floor**

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