



## **Brondeg, offers over £198,000**

- Council tax band B
- No onward chain
- Sought after location.
- Two reception rooms
- Close to local amenities
- EPC Rating: D



 3  1  2



## About the property

A charming semi-detached house in Heolgerrig, Merthyr Tydfil, presenting an excellent opportunity for families, couples, and investors alike. This property holds the potential to become a wonderful home. It's a canvas awaiting your personalised touch to transform it into your dream home and being sold with no onward chain.

The house consists of three well-proportioned bedrooms, offering ample space for a growing family or guests. The home is also complete with a single shower room and kitchen. The property benefits from not one, but two reception rooms, providing additional space to entertain guests or enjoy a peaceful evening. The property also boasts a versatile boarded loft space.

Unique features of this property include a delightful rear garden with rear access. A driveway is also available providing off-street parking, a valuable asset in any residential area. Additionally, the house includes a W.C., enhancing the convenience factor.

The property is ideally situated with excellent access to public transport links, nearby schools, and local amenities. This ensures that everything you need is within a short distance. Those who enjoy walking will





# Accommodation

**Hall** **Shower Room**

**Reception 1**

13' 7" Max x 11' 8" Max ( 4.14m Max x 3.56m Max )

**Reception 2**

Irregular Shaped Room x ( x )

**Kitchen**

9' 5" Max x 7' 5" Max ( 2.87m Max x 2.26m Max )

**W.C.**

**Landing**

**Bedroom 1**

12' 1" Max x 8' 5" Max ( 3.68m Max x 2.57m Max )

**Bedroom 2**

13' 1" Max x 13' 1" Max ( 3.99m Max x 3.99m Max )

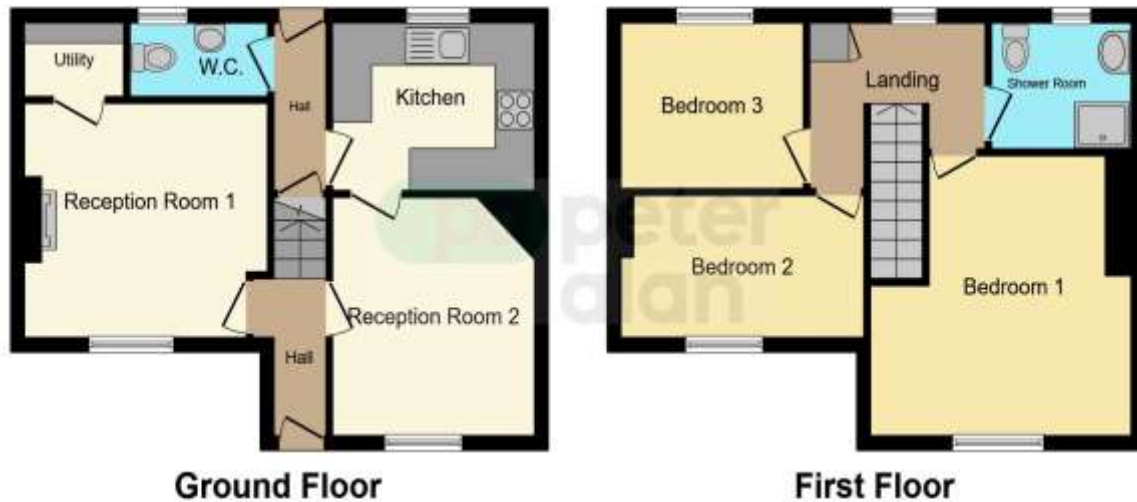
**Bedroom 3**

8' 8" Max x 7' 8" Max ( 2.64m Max x 2.34m 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](http://www.focalagent.com)

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