

# Cyfarthfa Rise, £200,000

- Council Tax Band C
- Cul-de-sac location
- Off-road parking
- Well-presented throughout
- Close to local Cyfarthfa Retail Park
- EPC Rating: C









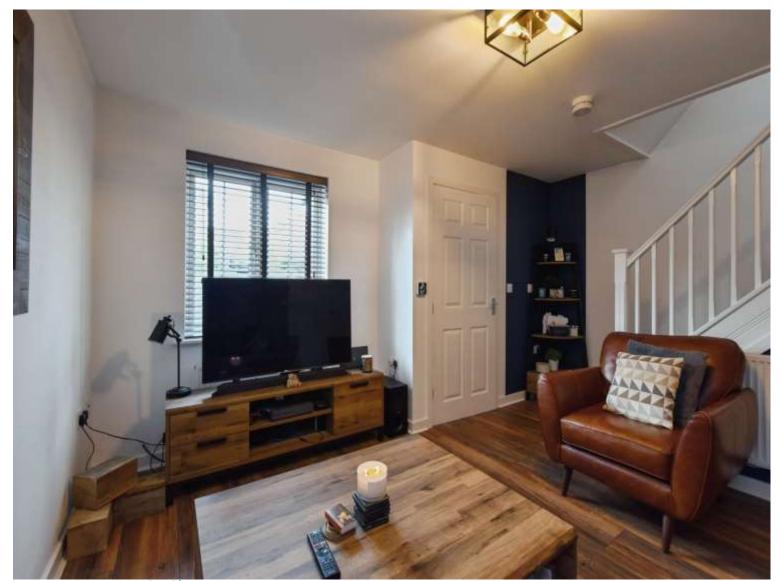
# About the property

A well-presented, end of terrace house located in a sought-after location in Heolgerrig. This charming property is situated in a cul-de-sac, with easy access to public transport links, nearby schools, local amenities, and delightful walking routes.

The house features a spacious reception room that is perfect for entertaining or relaxing after a long day. The property benefits from a well-appointed kitchen. There are two bedrooms in the property.

The property also benefits from a well-maintained bathroom and additional W.C. for convenience. The unique features of this property include ample off-road parking. Another standout feature of this property is the private garden to the rear of the property.

This property is an ideal purchase for first-time buyers looking to step onto the property ladder or couples looking to downsize. Families will appreciate the home's prime location, close to excellent schools and amenities.



# Accommodation

Hall

W.C.

### **Reception Room**

13' 2" Max x 14' 2" Max ( 4.01m Max x 4.32m Max )

Kitchen

8' 1" Max x 14' 2" Max ( 2.46m Max x 4.32m Max ) Landing

#### Bedroom 1

14' 1" Max x 11' 4" Max ( 4.29m Max x 3.45m Max )

#### Bedroom 2

10'  $Max \times 7' 7'' Max ( 3.05m Max \times 2.31m Max )$  **Bathroom** 

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### **Floorplan**



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