



Upper Thomas Street, £140,000

- Council Tax Band B
- No onward chain
- Investment opportunity
- Close to town centre
- Great transport links
- EPC Rating: E



 4  1  3



About the property

A terraced house in a popular location in Merthyr Tydfil, ideally suited for investors or families. It boasts three bedrooms and one bathroom, along with three reception rooms and a single kitchen. This house provides ample living space, however, it is in need of modernising, making it a fantastic opportunity for those looking to put their own stamp on a property. Being sold with no onward chain.

The property contains a unique feature, an attic room that could be utilised as additional living space or for storage purposes. The main bathroom is a comfortable shower room located conveniently on the lower ground floor. Further enhancing the practicality of the layout is the kitchen which is situated on the lower ground floor, ensuring that all the essential facilities are easily accessible.

The third reception room provides access to a garden and it could serve as an ideal dining room, providing a lovely view and natural light while enjoying meals. This makes for a pleasant dining experience, especially during the summer months.

The property is advantageously located close to the town centre, with public transport links, nearby schools, and local amenities all within easy reach.



Accommodation

Hall

8' 9" max x 11' 8" max (2.67m max x 3.56m max)

Reception 1

11' 3" max x 14' 5" max (3.43m max x 4.39m max)

Reception 2

10' 7" max x 12' 2" max (3.23m max x 3.71m max)

Kitchen

9' 7" max x 10' 9" max (2.92m max x 3.28m max)

Dining Room

Landing

Shower Room

Bedroom 1

13' 1" max x 11' 6" max (3.99m max x 3.51m max)

Bedroom 2

Bedroom 3

9' max x 7' max (2.74m max x 2.13m max)

Attic Room

15' 1" max x 18' max (4.60m max x 5.49m max)
Restricted head height

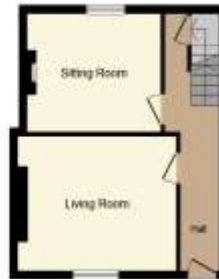
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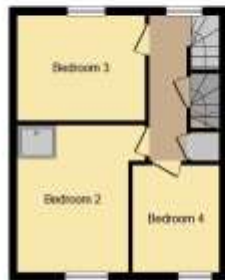
Floorplan



Lower Ground Floor



Ground Floor



First Floor



Second Floor

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



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