



Caerleon Grove, £200,000

- Council Tax Band B
- Ideal family home
- Detached garage
- Close to transport links
- Well-presented throughout
- EPC Rating: C



3 1 1



About the property

A three bedroom property set in a popular residential area of Castle Park, Merthyr Tydfil Making an ideal first time buy and family home, well-presented throughout and benefiting a detached garage to front, viewing is highly recommended.

The property briefly comprises of an entrance hall, lounge, kitchen with dining area, family bathroom and three bedrooms. The property boasts a garden to front and enclosed garden to rear. Off-road parking is provided by a detached garage.

Close to local amenities and within easy reach of local schools, link roads, Cyfarthfa Retail park and town centre.



Accommodation

Hallway

Lounge

13' 2" Max x 12' 3" Max (4.01m Max x 3.73m Max)

Kitchen/Dining Room

10' Max x 15' 4" Max (3.05m Max x 4.67m Max)

Landing

Bedroom 1

15' Max x 8' 4" Max (4.57m Max x 2.54m Max)

Bedroom 2

8' 5" Max x 9' 4" Max (2.57m Max x 2.84m Max)

Bedroom 3

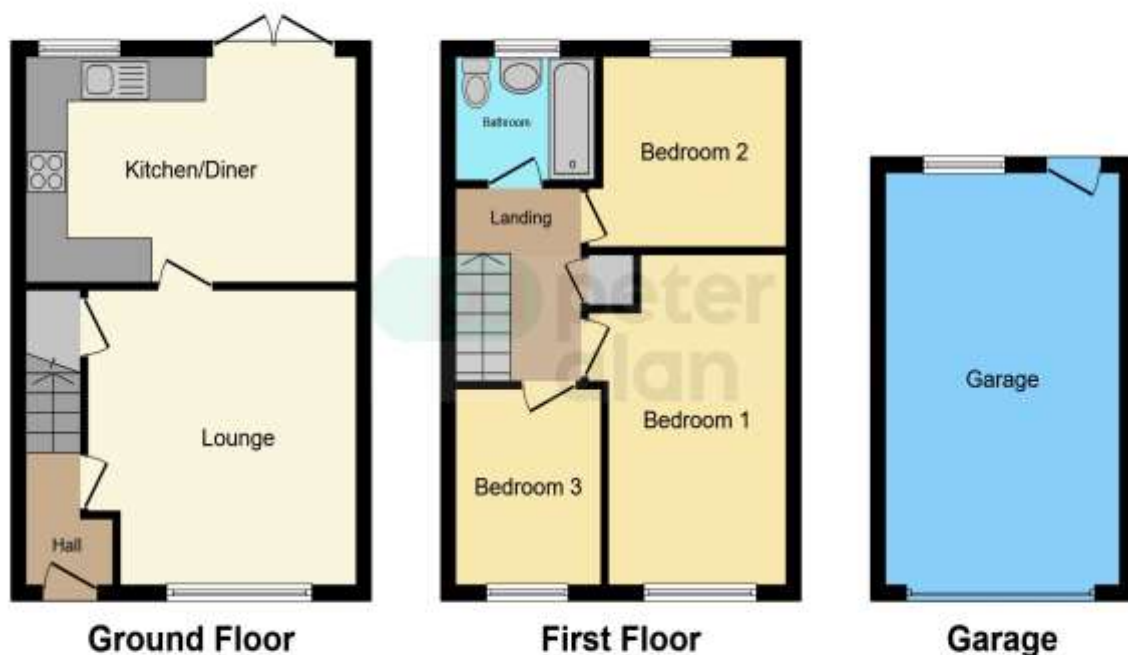
8' 7" Max x 6' 9" Max (2.62m Max x 2.06m Max)

Bathroom

01685 722223

merthyrttydfil@peteralan.co.uk

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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan