



## Hawthorn Hill, £160,000

- Council Tax Band A
- No onward chain
- Close to local amenities and transport links
- Off-road parking
- Rear garden
- EPC Rating: C



3 1 1





## About the property

We are delighted to offer for sale this semi-detached house, located in Trefechan, Merthyr Tydfil. This property is ideally situated close to public transport links, local amenities, and within walking distance of local schools. This property comes with the added benefit of no onward chain. It presents an incredible opportunity for first-time buyers, investors, and families alike, due to its size, location, and unique features.

On the ground floor, you will find a welcoming reception room boasting a serene view of the garden, with direct access available. The kitchen is well-appointed with ample space for dining. The property comprises of three bedrooms and the bathroom, located conveniently on the ground floor, serves all bedrooms adequately. The house stands out for its unique features including a rear garden, a driveway, and a convenient first-floor toilet.

In a popular location and within easy reach of beautiful walking routes, this property truly offers the best of both city and country living. A viewing is highly recommended to fully appreciate all that this home has to offer.





## Accommodation

### Hall

### Bathroom

### Reception

13' 5" Max x 11' 9" Max ( 4.09m Max x 3.58m Max )

### Kitchen/Dining Room

19' 1" Max x 8' 7" Max ( 5.82m Max x 2.62m Max )

### Landing

### Toilet

### Bedroom 1

12' 5" Max x 10' 8" Max ( 3.78m Max x 3.25m Max )

### Bedroom 2

6' 7" Max x 10' 7" Max ( 2.01m Max x 3.23m Max )

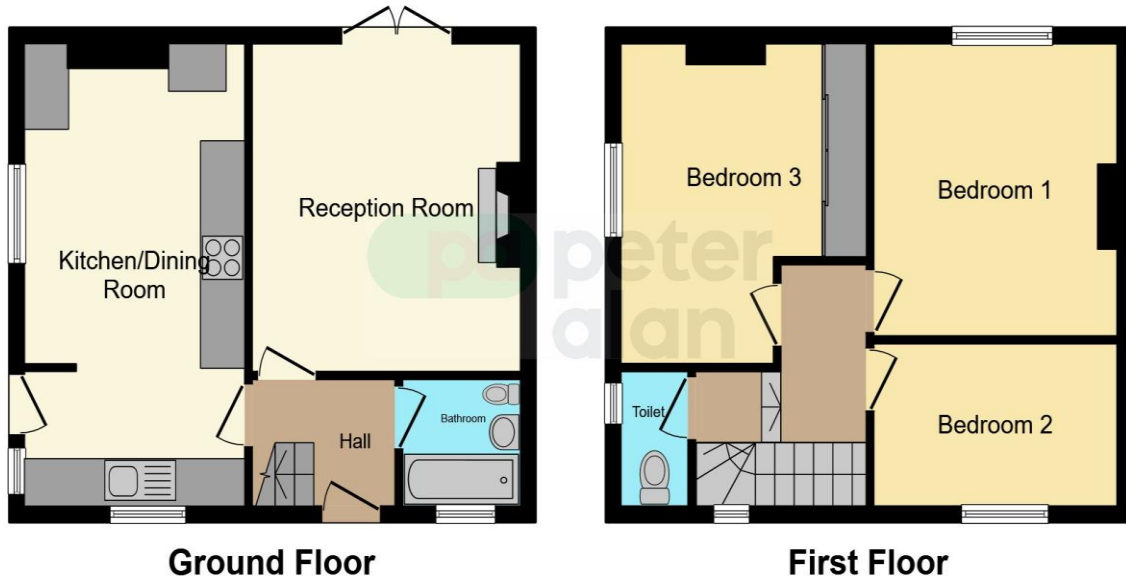
### Bedroom 3

13' 6" Max x 10' 9" into wardrobe ( 4.11m Max x 3.28m into wardrobe )

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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)



## Important Information

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