



Cilhaul, Treharris

offers in excess of £150,000

- Council Tax Band A
- Traditional features
- Tiered garden
- Ideal first-time buy
- Well-presented throughout
- EPC Rating: C



3 1 1



About the property

We are delighted to present this well-maintained terraced house, offered for sale and situated in a sought-after location benefiting from proximity to excellent public transport links, reputable schools, and a wide range of local amenities. Designed to meet the needs of both first-time buyers and families, this charming property combines practicality with traditional features for a welcoming and comfortable home environment.

The residence opens to a spacious open-plan reception room, enjoying lovely views over the garden—perfect for both entertaining guests and relaxing with family. The property boasts a total of three bedrooms, comprising two generous double rooms and a versatile single, offering ample space for both restful nights and flexible usage such as a home office or nursery.

The well-equipped kitchen, maintained in good condition, provides direct access to the garden, making alfresco dining and seamless transitions between indoor and outdoor living a real pleasure. The enclosed private garden serves as an ideal space for children's play, gardening enthusiasts, or quiet evenings outdoors.



Accommodation

Hall

Living/Dining Room

22' 3" Max x 12' 5" Max (6.78m Max x 3.78m Max)

Kitchen

8' 2" Max x 8' 2" Max (2.49m Max x 2.49m Max)

Landing

Bedroom 1

12' 5" Max x 12' 8" Max (3.78m Max x 3.86m Max)

Bedroom 2

9' 5" Max x 12' 8" Max (2.87m Max x 3.86m Max)

Bedroom 3

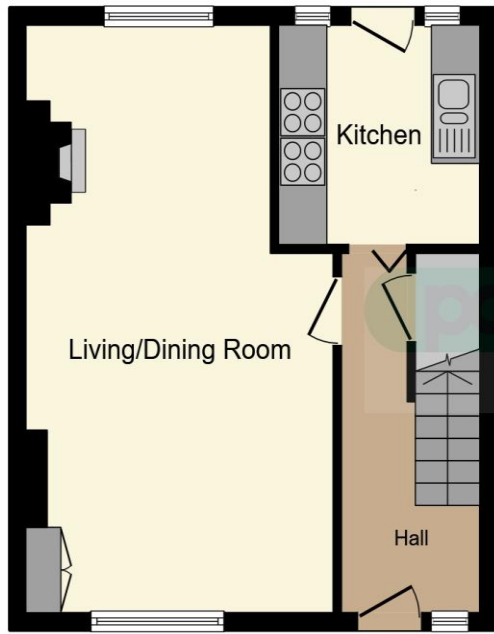
9' 3" Max x 10' 1" Max (2.82m Max x 3.07m Max)

Bathroom

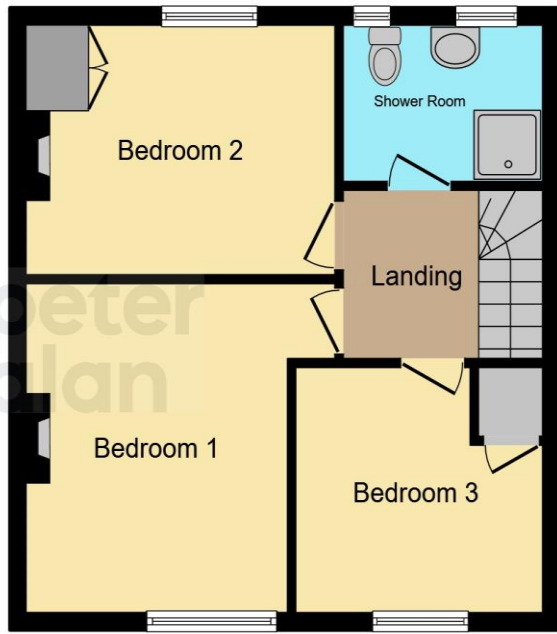
01685 722223

merthytydfil@peteralan.co.uk

Floorplan



Ground Floor



First 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



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