



## Anthony Hill Court, £250,000

- Council Tax Band C
- No onward chain
- Ideal family home
- Driveway and garage
- Close to local amenities
- Great transport links
- EPC Rating: C



 3  1  1





## About the property

A three bedroom, detached property in a popular residential location in Anthony Hill Court, Merthyr Tydfil, with excellent access to public transport links, local amenities, and local schools. Those with a passion for the outdoors will particularly appreciate the proximity to beautiful walking routes, the A470 for easy commuting, and close access to Bike Park Wales.

This inviting property is offered with no onward chain, making it an ideal choice for investors, families, or those looking to create a potential AirBnB. The home features a spacious reception room, perfectly suited for relaxing or entertaining guests. The well-appointed kitchen, benefits from convenient access to the garden, enhancing the flow of indoor and outdoor living.

There are three well-proportioned bedrooms, offering comfortable accommodation suitable for growing families or visitors, supported by a family bathroom. In addition to the main living spaces, the property also benefits from a separate W.C, adding practicality for daily life.

Externally, the property boasts a private garden—perfect for enjoying the fresh air or hosting summer



## Accommodation

### Hallway

### W.C.

16' 10" Max x 8' 2" Max ( 5.13m Max x 2.49m Max )

### Living Room

15' 7" Max x 12' 2" Max ( 4.75m Max x 3.71m Max )

### Kitchen

8' 3" Max x 14' 9" Max ( 2.51m Max x 4.50m Max )

### Landing

### Bedroom 1

13' 4" Max x 8' 4" Max ( 4.06m Max x 2.54m Max )

### Bedroom 2

10' 6" Max x 8' 4" Max ( 3.20m Max x 2.54m Max )

### Bedroom 3

10' 3" Max x 6' 3" Max ( 3.12m Max x 1.91m Max )

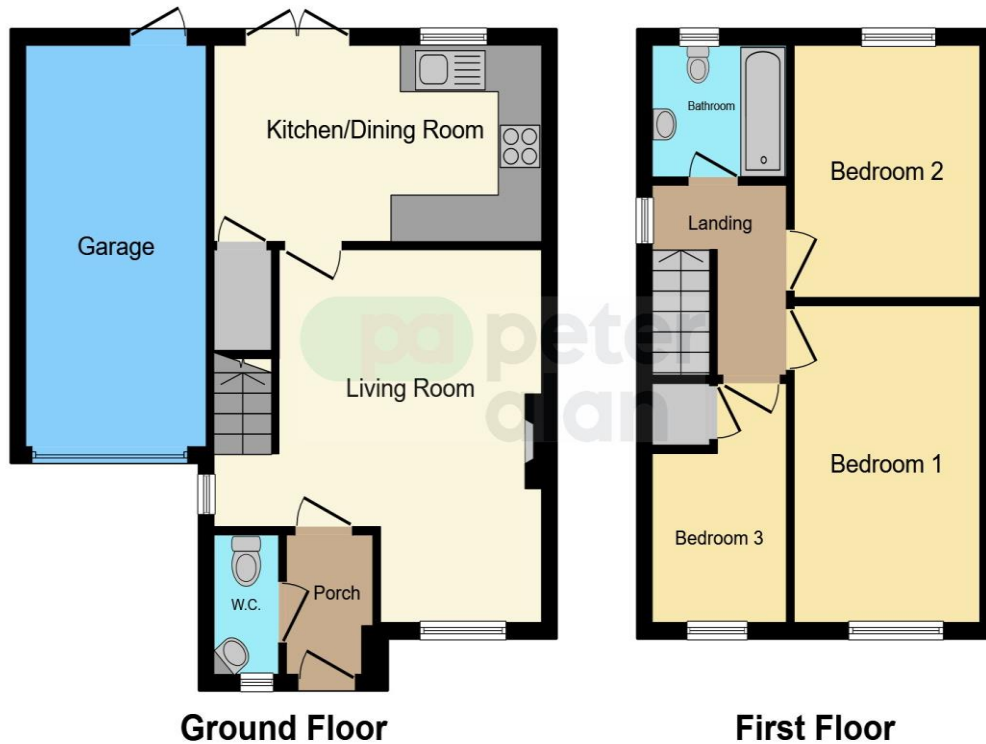
### Bathroom

### Garage

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](http://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