



## Monumental Terrace, £140,000

- Council Tax Band A
- No onward chain
- Ideal first-time buy
- Sought after location
- Close to local amenities
- EPC Rating: D



3 1 1



## About the property

Presenting a three-bedroom terraced house in Cefn Coed, Merthyr Tydfil, available for sale with no onward chain, making it an appealing opportunity for both first-time buyers and investors.

The property showcases a hallway leading to the reception room with dining area and kitchen to the ground floor. The first floor comprises of three bedrooms and a bathroom with storage room.

Situated in a popular location in Cefn Coed, this home enjoys public transport links including A465 Heads of the Valleys Road and popular bus routes. Local schools and amenities are within close attendance.

An early viewing is highly recommended to truly appreciate the value and potential this home has to offer.



## Accommodation

### Hallway

### Bathroom

### Living/Dining Room

### Storage

### Living Area

9' 4" Max x 12' 2" Max ( 2.84m Max x 3.71m Max )

### Dining Area

11' 4" Max x 12' 7" Max ( 3.45m Max x 3.84m Max )

### Kitchen/Diner

15' 4" Max x 9' 6" Max ( 4.67m Max x 2.90m Max )

### Landing

### Bedroom 1

9' 3" Max x 10' 2" Max ( 2.82m Max x 3.10m Max )

### Bedroom 2

12' 9" Max x 7' 4" Max ( 3.89m Max x 2.24m Max )

### Bedroom 3

9' 5" Max x 8' 5" Max ( 2.87m Max x 2.57m Max )

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## Floorplan



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