



## Forge Crescent, £140,000

- No onward chain
- Well-presented throughout
- Ideal family home or first-time buy
- Close to local amenities
- Great transport links
- EPC Rating: C



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## About the property

This end of terrace house is for sale in the area of Forge Crescent, Rhymney. The property is offered with no onward chain and presents a good condition throughout. The accommodation features three bedrooms, making it well suited to families, investors, and first time buyers alike.

The ground floor includes two reception rooms, with one reception room providing direct access to a garden, ideal for relaxation or entertaining. There is also a ground floor W.C, adding convenience for residents and guests. The property features a single kitchen and a bathroom located on the first floor. Externally, the property boasts front and rear gardens.

Public transport links are accessible, with the nearest train station in Rhymney local bus services also connect the area to surrounding towns and amenities. The property's location enables road links to the A465 Heads of the Valleys Road. For leisure, nearby parks and open spaces provide walking and cycling opportunities.

Viewing highly recommended.



## Accommodation

### Hallway

### Living Room

18' 5" x 10' 5" Max ( 5.61m x 3.17m Max )

### Kitchen

Irregular Shaped Room 12' 8" Max x 7' 8" Max ( 3.86m Max x 2.34m )

### Dining Room

Irregular Shaped Room 12' 6" Max x 8' Max ( 3.81m Max x 2.44m )

### Lobby

### W.C

### Landing

### Bedroom 1

12' x 11' 5" ( 3.66m x 3.48m )

### Bedroom 2

Irregular Shaped Room 11' 9" Into door recess x 10' 6" ( 3.58m Into door recess x 3.20m )

### Bedroom 3

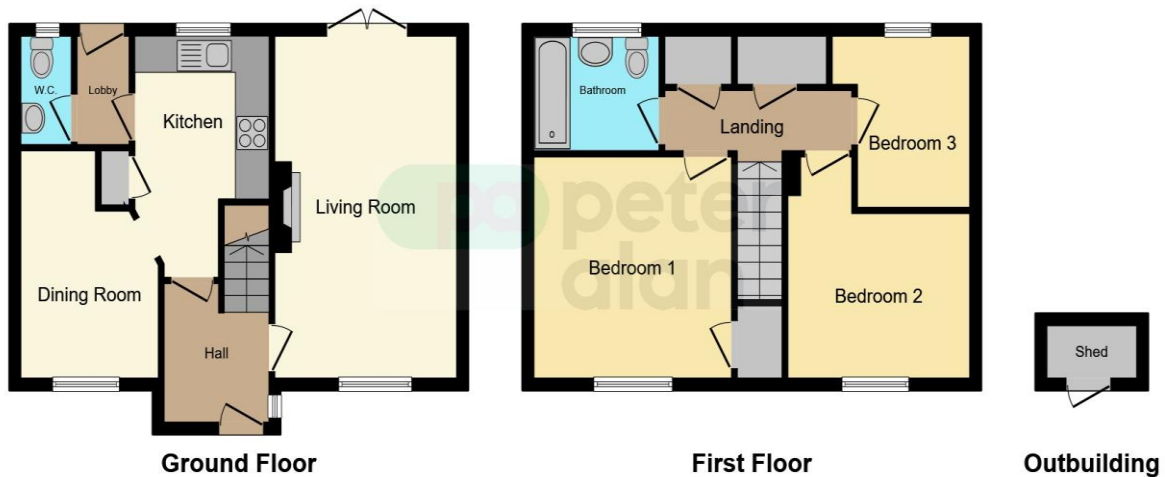
9' 3" x 8' Into door recess ( 2.82m x 2.44m Into door recess )

### Bathroom

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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)

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