

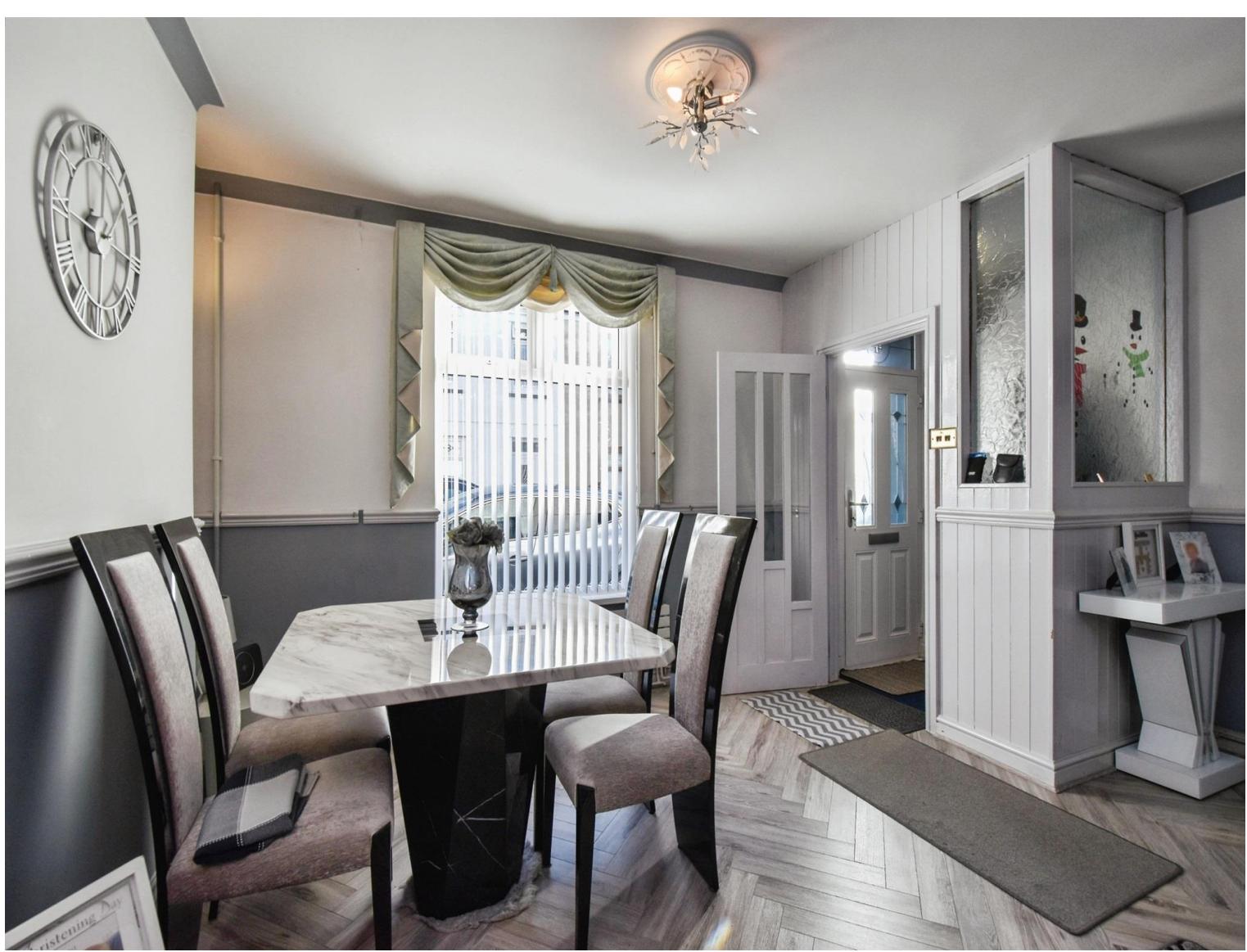


## Pembroke Street, offers over £170,000

- Ideal first-time buy
- Ground floor bathroom
- Well-presented throughout
- Low maintenance rear garden
- Close to local amenities
- Great transport links
- EPC Rating: C



 3  1  1



## About the property

Presenting an attractive terraced house for sale in Troedyrhiw, Merthyr Tydfil. This well-appointed property is ideally suited for first-time buyers as well as families, offering a wonderful opportunity to settle into a welcoming community with excellent amenities.

Upon entering, you are greeted by a reception room, offering a comfortable setting for relaxation or entertaining guests. The property features a kitchen designed to cater to your daily culinary needs. There are three bedrooms. The primary bedroom benefits from built-in wardrobes, providing ample storage and a clutter-free environment. The third bedroom is enhanced by fitted wardrobes, maximising space and functionality.

Located on the ground floor, the bathroom offers both convenience and accessibility, making it perfect for family living. One of the highlights of this property is the rear garden—ideal for outdoor dining, children's play, or simply unwinding after a busy day.

The location is particularly desirable, with excellent public transport links nearby, making commuting straightforward. Families will appreciate the proximity to reputable schools, while everyone can enjoy the



## Accommodation

### Hall

### Lounge

21' 5" x 15' 6" Into alcove ( 6.53m x 4.72m Into alcove )

### Kitchen/Diner

9' 9" x 14' 10" ( 2.97m x 4.52m )

### Bathroom

### Landing

### Bedroom 1

10' 3" x 14' 6" Into wardrobe ( 3.12m x 4.42m Into wardrobe )

### Bedroom 2

10' 9" x 9' 4" Max ( 3.28m x 2.84m Max )

### Bedroom 3

10' 4" x 9' 2" Max ( 3.15m x 2.79m Max )

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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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