



## 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 )

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