



Ninth Avenue, £150,000

- Council Tax Band - A
- Off- road parking
- Well-presented
- Great location
- Spacious rear garden
- EPC Rating: C



3 1 1



About the property

A three bedroom, semi-detached property in a great location in Galon Uchaf, Merthyr Tydfil. Benefiting from front and rear gardens, this property would make a beautiful family home.

The property briefly comprises of the entrance hall, living room and kitchen/diner. To the first floor is a shower room and three bedrooms. The property benefits from front and rear gardens and off road parking is provided by a driveway to the side of the property.

Set in a popular location in Merthyr Tydfil within close proximity to transport links such as the A465 Heads of the Valleys Road and A 470, train station and popular bus routes, ideal if commuting. The property also benefits from being in close proximity to Rhydygar Leisure Park, Cyfarthfa Retail Park and Bike Park Wales,

Early viewing highly recommended.



Accommodation

Hall

Door to living room. Stairs to first floor.

Living Room

11' 1" Max x 13' 1" Max (3.38m Max x 3.99m Max)

Bay window to front. Door to kitchen. Fireplace.

Kitchen/Diner

9' 3" Max x 15' 1" Max (2.82m Max x 4.60m Max)
Eye level fitted cupboards. Windows to rear. Storage cupboard. Door to rear garden.

Landing

Doors to all bedrooms and bathroom. Window to side.

Bedroom 1

11' 2" Max x 8' 4" Max (3.40m Max x 2.54m Max)
Window to front. Storage cupboard.

Bedroom 2

8' 6" Plus door recess x 8' 4" Plus fitted wardrobe
(2.59m Plus door recess x 2.54m Plus fitted wardrobe)

Window to rear. Fitted wardrobes.

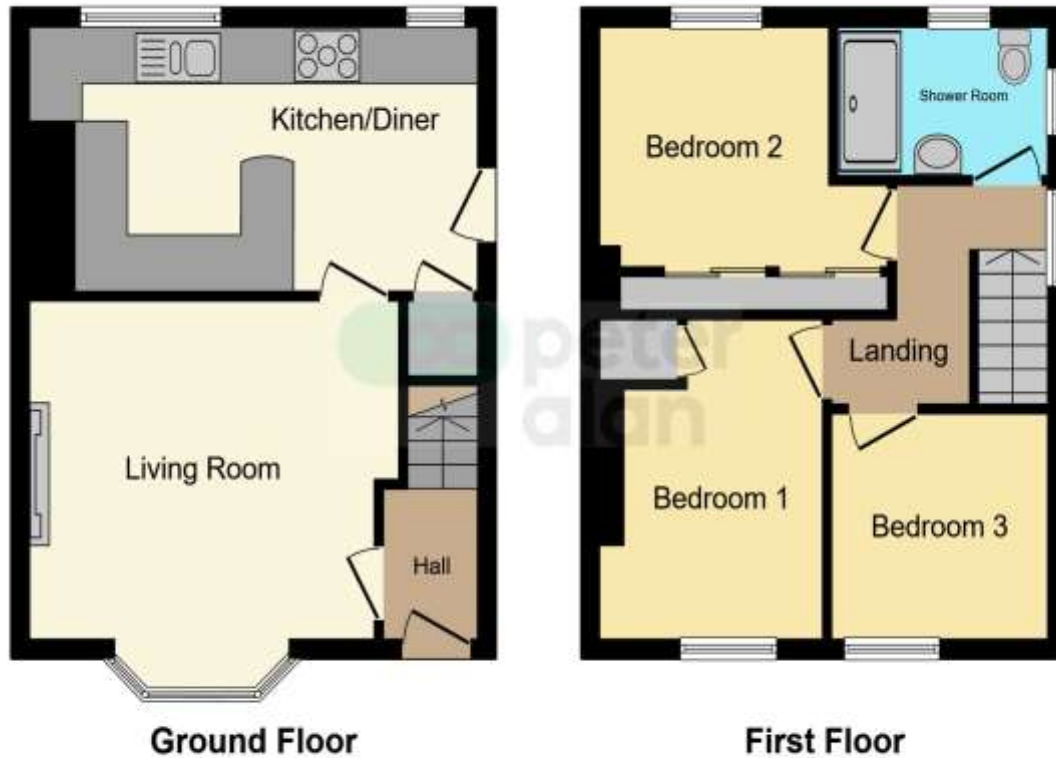
Bedroom 3

8' 2" Max x 7' 1" Max (2.49m Max x 2.16m Max)
Window to front.

Shower Room.

Fitted shower. Wash basin and toilet. Window to rear and side.

Floorplan



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