



## Cae'r Wern, £155,000

- Council Tax A
- Potential to extend (subject to planning permission)
- Garden
- Popular location
- Rare opportunity
- EPC Rating: Awaited



 2  1  2



## About the property

Presenting a charming end of terrace property in Cae'r Wern, Merthyr Tydfil. Being sold with no onward chain, early viewing is highly recommended.

The property features two bedrooms, with the first being a generously sized double. The number of rooms within the property includes a reception room, a kitchen, and a bathroom with separate W.C. The reception room offers a cosy yet spacious area to relax in, perfect for both entertaining guests or enjoying a quiet evening in. The kitchen is equipped to cater for all culinary needs, while the bathroom provides a private and comfortable space.

Unique features of this property are the inclusion of a dining room and the presence of a garden at both front and rear. The advantage of having an additional piece of land adjacent to the property cannot be overstated, providing the potential for further development, subject to planning permission or simply enjoying the extra outdoor space.

Situated in a location with ample public transport links, this property is ideal for families and couples. The vicinity to local amenities, schools, and parks not only provides convenience but also enhances the quality of



## Accommodation

### Hall

14' 4" Max x 9' 8" Max ( 4.37m Max x 2.95m Max )

### Store

### Bathroom

### Living Room

### W.C

11' 4" Max x 12' 6" Max ( 3.45m Max x 3.81m Max )

### Dining Room

9' 1" Max x 10' 4" Max ( 2.77m Max x 3.15m Max )

### Kitchen

5' 5" Max x 10' 4" Max ( 1.65m Max x 3.15m Max )

### Hall

### Shed

### Porch

### Bedroom 1

8' 6" Plus door recess x 13' 6" Max ( 2.59m Plus door recess x 4.11m Max )

### Bedroom 2

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## Floorplan



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