

# Merthyr Dyfan Road, £190,000

- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS & KITCHEN/ DINER
- LARGER THAN AVERAGE REAR GARDEN
- Council Tax Band C
- POTENTIAL TO EXTEND \*stpp\*
- EPC Rating: D









# About the property

Close to local amenities; shops, parks, schools, public transport routes, link roads leading to M4 corridor. Comprising of hallway, living room, kitchen/ diner, reception room, landing, 2 double bedrooms, family bathroom, larger than average rear garden, front garden, driveway.

## **Accommodation**

**Entrance Hall** 

Storage / Potential Cloakroom

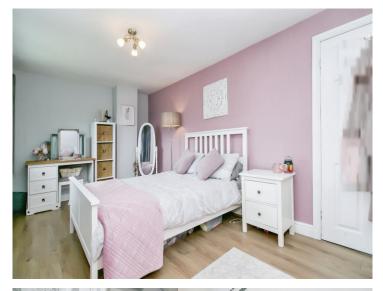
**Living Room** 

12'8" max x 11' max ( 3.86m max x 3.35m max )

Kitchen/ Diner

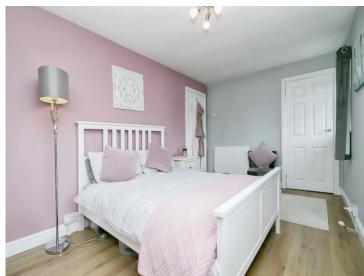
19' 7" max x 7' 5" max ( 5.97m max x 2.26m max )

**Reception Room** 









9' 2" max x 6' 3" max ( 2.79m max x 1.91m max )

Landing

Rear Garden

#### **Bedroom One**

19' 8" plus wardrobe x 9'  $\,$  max ( 5.99m plus wardrobe x 2.74m  $\,$  max )

#### **Bedroom Two**

11' 11" max x 10' 2" max ( 3.63m max x 3.10m max )

#### Bathroom

#### To The Front



### **Floorplan**



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