



**Milton Terrace, Merthyr Tydfil.
CF47 0DG**

**FOR SALE
£150,000**



- **THREE BEDROOMS**
- **CLOSE TO TOWN CENTRE**
- **GOOD SIZE FAMILY HOME**



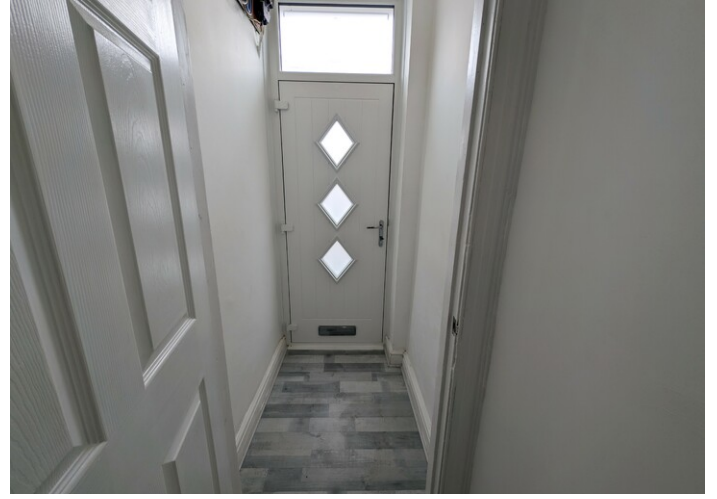
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Property Description

*** THREE BEDROOM, THREE STOREY CLOSE TO TOWN CENTRE ***

Discover the epitome of modern living with this spectacular three storey villa style property, located close to Merthyr Town centre.

This impressive property seamlessly blends contemporary design with practical living spaces, making it an ideal home for families or professionals.

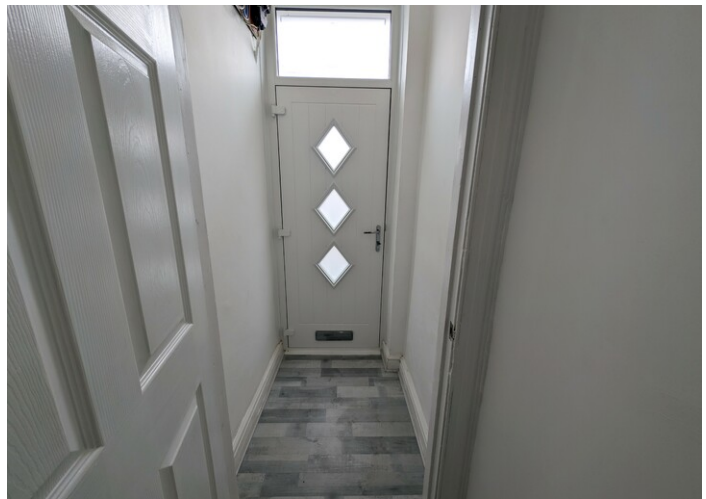
A charming low maintenance courtyard at the rear which provides a private outdoor space for relaxation.

Don't miss out on this gem or a property.

Accommodation: Entrance hall, lounge, dining room, w.c, basement kitchen/diner, basement bathroom and three bedrooms to the first floor.

ENTRANCE PORCH

Entrance via a composite front door. Artex ceiling, Emulsion walls. Laminate flooring. Electric meter and fuse board. Door to hallway.



HALLWAY

1.00 m x 4.00 m

Emulsion ceiling and walls. Laminate flooring. Radiator with decorative covering. Stairs to basement and 1st floor. Doors leading to lounge, dining room and w.c.



LOUNGE

3.90 m x 3.30 m

Large uPVC bay window to the front allowing plenty of natural light. Emulsion walls and ceiling. Laminate flooring. Radiator. Power points.



DINING ROOM

3.50 m x 3.50 m

Emulsion walls and ceiling. Laminate flooring. Radiator. Power points. uPVC window to the rear.

W.C

Close coupled w.c. and wash hand basin with vanity unit. Emulsion walls with tiled arounds splash back area. Emulsion ceiling. Tiled flooring. Chrome radiator. Wall mounted combi boiler. uPVC window to the rear.

BASEMENT LEVEL KITCHEN

L shape kitchen with ample base and wall units in Truffle gloss with plenty of space for kitchen table and chairs. Complimentary work surface. Built in oven and hob with extractor above. Stainless steel sink unit. Plumbed for automatic washing machine. Emulsion walls with tiles around work surface. Emulsion ceiling. Tiled flooring.



Radiator power points. Door to bathroom. uPVC french doors to rear courtyard.

BASEMENT LEVEL BATHROOM

1.80 m x 1.30 m

Three piece suite in white comprising bath with thermostatic shower over head, w.c and wash hand basin with vanity unit. Emulsion ceiling. Tiled walls. Chrome radiator. Tiled flooring. uPVC window to the rear.



LANDING

Emulsion walls and ceiling. Attic access. Doors to three bedrooms. uPVC window to the rear.



BEDROOM 1

3.90 m x 2.90 m

Emulsion walls and ceiling. Laminate flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 2

4.10 m x 2.80 m

Emulsion walls and ceiling. Laminate flooring. Radiator. Power points. uPVC window to the rear.

BEDROOM 3

2.90 m x 2.10 m

Emulsion walls and ceiling. Laminate flooring. Radiator. Power points. uPVC window to the front.



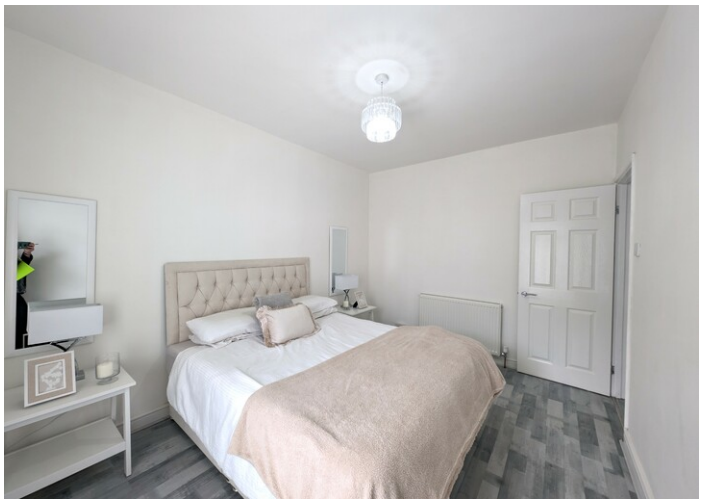
EXTERIOR

Small rear courtyard with gate providing rear lane access.









EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN

Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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