



## Llewelyn Street, £120,000

- No onward chain
- Ideal first-time buy
- Close to local amenities
- Great transport links
- Ground floor bathroom
- EPC Rating: D



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## About the property

For sale is this two-bedroom terraced house located on Llewelyn Street in Dowlais, Merthyr Tydfil. The property is offered with no onward chain and is particularly well suited to first time buyers or investors.

Inside, the house features an open-plan layout, with one reception room and one kitchen area, creating a flexible living space ideal for modern living. The property comprises two bedrooms and a bathroom situated on the ground floor.

Llewelyn Street is well placed for local amenities, including shops, cafés, and supermarkets in Dowlais and the wider Merthyr Tydfil area. Families will appreciate the proximity to nearby schools.

The property benefits from access to public transport links. Local bus services also provide options for travel within Merthyr Tydfil and to surrounding areas.

This terraced house presents an opportunity for buyers seeking a property in a convenient location, with access to local amenities and transport links. Viewings are available by appointment.



## Accommodation

### Living/Kitchen

Irregular Shaped Room x ( x )

### Living Area

11' 7" x 12' 9" Max ( 3.53m x 3.89m Max )

### Kitchen Area

6' 8" x 12' 9" ( 2.03m x 3.89m )

### Lobby

### Bathroom

### Landing

### Bedroom 1

Irregular Shaped Room 11' Max x 14' 2" ( 3.35m  
Max x 4.32m)

### Bedroom 2

7' 7" x 6' 5" ( 2.31m x 1.96m )



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## Floorplan



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