



## Upper Edward Street, £80,000

- No onward chain
- Ideal first-time buy
- Great location
- Rear courtyard
- In need of modernisation
- Great transport links
- EPC Rating: Awaited





## About the property

This one-bedroom property in Merthyr Tydfil offers an opportunity for buyers looking for a home they can update to their own preferences.

The accommodation includes a living area, kitchen, double bedroom, and bathroom. The interior is in need of modernisation, providing scope for improvement.

To the rear of the property is a small tiered garden, offering a compact outdoor space arranged over levels.

The location provides access to local amenities, transport links, and services within the surrounding area. The property may appeal to first-time buyers or investors seeking a project or a property with potential for enhancement.



## Accommodation

### Porch

### Living Room

18' 6" x 12' 8" ( 5.64m x 3.86m )

### Kitchen

4' 7" x 8' ( 1.40m x 2.44m )

### Landing

### Bedroom 1

10' 9" x 12' 8" Into alcove ( 3.28m x 3.86m Into alcove )

### Bathroom

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## Floorplan

### Important Information

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