



18 New Castle Street, Merthyr Tydfil, CF47 0BH

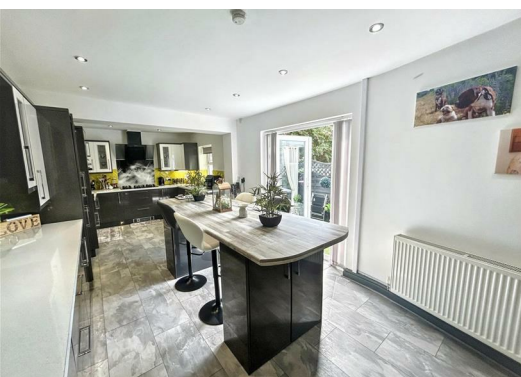
Offers in excess of £190,000

Situated in a convenient location close to Merthyr Tydfil town centre, this well-proportioned three-bedroom mid-terrace home offers spacious accommodation throughout, making it an ideal purchase for first-time buyers, growing families or buy-to-let investors. Featuring two generous reception rooms, a fitted kitchen, three bedrooms and a spacious first-floor bathroom, the property combines traditional charm with practical family living and is within easy reach of local amenities, schools and excellent transport links.

Accommodation - The ground floor comprises a welcoming entrance hall leading to a bright and spacious living room, with a separate dining room providing an excellent space for family dining or entertaining. To the rear, the fitted kitchen offers ample storage and worktop space with access to the rear of the property.

The first floor provides three bedrooms, including two comfortable doubles and a versatile third bedroom, ideal as a nursery, guest room or home office. A spacious family bathroom completes the accommodation.

Exterior - Externally, the property benefits from a private rear garden/courtyard, offering a low-maintenance outdoor space ideal for relaxing or entertaining.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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