



## Cyfarthfa Mews, £290,000

- Council Tax Band D
- Well presented throughout
- Close to local amenities
- Close to Cyfarthfa Retail Park
- Cul-de-sac location
- EPC Rating: B



 4
  2
  1





## About the property

A beautifully presented townhouse, ideally situated in Cyfarthfa Mews, Merthyr Tydfil. This well-presented property is set over three floors, offering a flexible living arrangement, making it particularly attractive to families, investors, and those seeking potential Air BnB opportunities.

Upon entering, you are greeted by a modern kitchen located on the ground floor, complete with a convenient utility room and direct access to the rear garden, perfect for those who enjoy indoor-outdoor living. A ground floor W.C. adds further practicality. The first floor hosts a bright reception room featuring a charming Juliette balcony, as well as the main family bathroom, providing both comfort and style for everyday living.

The property offers four bedrooms. The principal bedroom is a double with its own en-suite, providing a private retreat and is set on the third floor. A second bedroom features a delightful Juliette balcony, while a fourth bedroom is currently arranged as a study, giving flexibility for home working or creative pursuits.

A single garage offers secure parking or additional storage options. The garden provides a tranquil space for relaxation or entertaining.



## Accommodation

### Hallway

### Bedroom 4/Study

9' 4" x 8' 2" ( 2.84m x 2.49m )

### Utility Room

### Kitchen

11' 3" x 15' 2" ( 3.43m x 4.62m )

### W.C

### Landing

### Living Room

11' 3" x 15' 2" ( 3.43m x 4.62m )

### Bedroom 3

8' 9" x 8' 3" ( 2.67m x 2.51m )

### Bathroom

### Landing

### Bedroom 1

11' 3" x 15' 3" ( 3.43m x 4.65m )

### En-Suite

### Bedroom 2

9' 6" x 11' 5" ( 2.90m x 3.48m )

### Garage

19' 4" x 9' 6" ( 5.89m x 2.90m )



01685 722223

merthytydfil@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let