

DEREK B PHILLIPS

ESTATE AGENTS

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16 LOWER VAYNOR ROAD, CEFN COED,
MERTHYR TYDFIL, CF48 2LY



We bring to the market for sale this middle-terraced stone fronted property, its located on a no through road, a quiet position away from passing traffic. There is the benefit of a lane access to the rear which gives easy access to a double garage.

The property is a spacious 3 Bedroom, well maintained and modernised – this could make an ideal first-time purchase or a Family home if you are moving up the property ladder.

The Village community of Cefn Coed is a sought after and popular residential area, its on the outskirts of Merthyr Tydfil with many of its own local amenities within walking distance plus good road links to the A465/A470 heading towards either the Brecon Beacons, Neath/ Swansea or Cardiff.

- * GOOD SIZED MIDDLE TERRACE HOUSE
- * SIDE STREET LOCATION (NO THROUGH ROAD)
- * WELL MAINTAINED & IMPROVED, A HOME YOU CAN MOVE IN
- * SOUGHT AFTER RESIDENTIAL AREA
- * LARGE GARAGE TO REAR
- * 3 BEDROOMS

PRICE £200,000

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GROUND FLOOR

ENTRANCE HALL 3.9m x 2.9m

UPVC double glazed entrance door, cloaks cupboard, meter cupboard, tiled floor, staircase to first floor.

LOUNGE/LIVING ROOM 3.6m x 3.4m

Glass panelled internal double doors, carpeted floor, coving to ceiling, feature fireplace, UPVC double glazed French doors leading to Conservatory.

CONSERVATORY 3.3m x 3.1m

Part brick, part UPVC double glazed construction, UPVC double glazed French doors leading to rear garden.

KITCHEN/DINER 7.7m x 2.8m

Fitted units, Range cooker, integral fridge/freezer, tiled splash-back areas, tiled floor, UPVC double glazed rear entrance door, glass panelled internal double doors.

FIRST FLOOR

NUMBER 1 BEDROOM 4.2m x 3.5m

Fitted wardrobes, carpeted floor.

NUMBER 2 BEDROOM 2.8m x 2.8m

Carpeted floor.

NUMBER 3 BEDROOM 2.8m x 2.7m

Fitted wardrobes, carpeted floor.

BATHROOM/W.C. 3m x 2.5m

White suite, separate shower cubicle with mains shower, vanity unit/basin, chrome towel radiator, boiler in cupboard.

OUTSIDE

Rear decked garden, garden summer house – Fitted for utility with electricity, water & plumbing for washing machine etc. Rear lane access. Double Garage to remote roller shutter door.

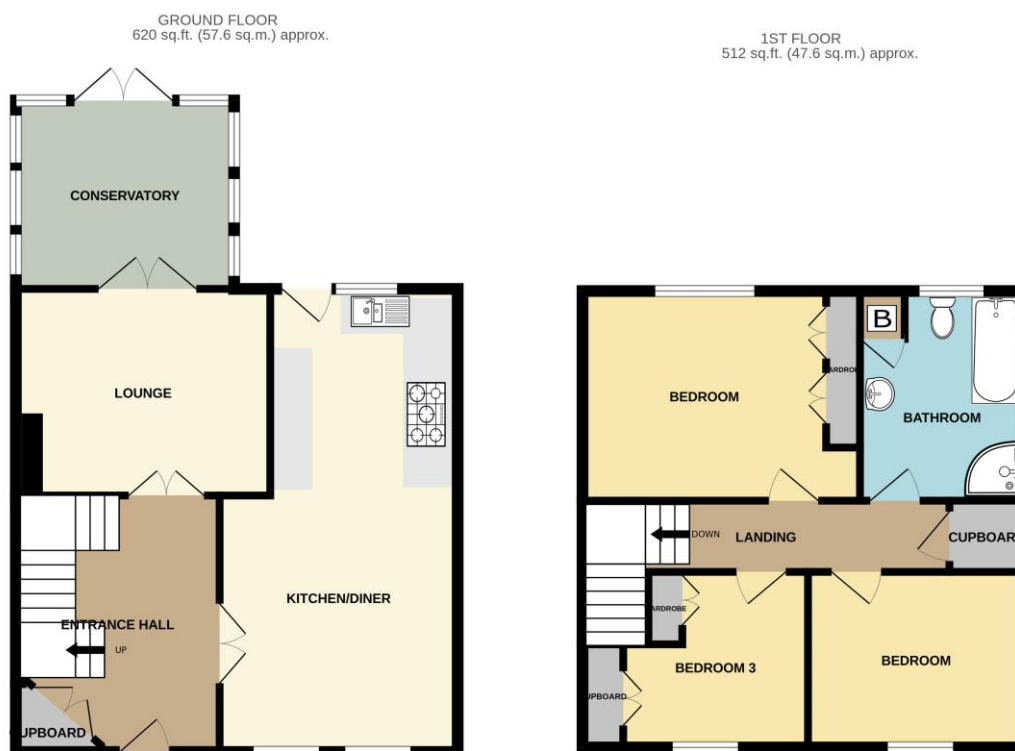
SERVICES

All Mains Services. Gas Central Heating – Combi Boiler. uPVC Double Glazing.

TENURE

Advised Freehold. **COUNCIL TAX BAND: A**

16, Lower Vaynor Road Cefn Coed MERTHYR TYDFIL CF48 2LY		Energy rating C
Valid until 12 October 2028	Certificate number 8478-7220-2669-0187-5992	



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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