



## Meyler Street, £150,000

- 2 Bedrooms Plus Attic Room
- Spacious Accommodation
- Ideal Starter Home Or Investment Opportunity
- Ground Floor Cloakroom And First Floor Bathroom
- Rear Garden
- EPC Rating: D



 2  1  1



## About the property

Deceptively spacious 2 bedroom plus attic room house offered for sale. Situated in Tonyrefail a village and community in the Rhondda Cynon Taf. The property is within walking distance to a local convenience store and play area. This ideal starter home briefly comprises; entrance hall, lounge/diner, kitchen and cloakroom to the ground floor. To the first floor there are 2 double bedrooms and a family bathroom. To the second floor is an attic room, ideal for further accommodation, home working space or accessible storage. To the outside there is a fully enclosed, low maintenance rear garden. The property further benefits a feature log burner and walk in wardrobe space in the master bedroom. Viewing is advised to appreciate the space this home has to offer.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge

22' 2" max x 16' 3" max ( 6.76m max x 4.95m max )  
feature log burning stove, double doors to rear, door to kitchen and door to under stair storage and cloakroom.

#### Cloakroom

#### Kitchen

13' 8" max x 7' 7" max ( 4.17m max x 2.31m max )



## First Floor

### Landing

stairs to attic room, doors to 2 x bedrooms and door to bathroom.

### Bedroom 1

13' 2" max x 11' 6" max ( 4.01m max x 3.51m max )  
door to walk in wardrobe.

### Bedroom 2

10' 9" max x 9' 6" max ( 3.28m max x 2.90m max )  
fitted wardrobes and boiler housed here.

### Bathroom

bath tub with over bath shower, sink and w.c.

## Second Floor

### Attic Room

17' 7" max x 14' 2" max ( 5.36m max x 4.32m max )

## Outside

fully enclosed, low maintenance garden with rear access.

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## Floorplan



Total floor area 113.6 m<sup>2</sup> (1,223 sq.ft.) approx

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