



## Pontycapel Road, £280,000

- No onward chain
- Investment opportunity
- Garage
- Well-appointed rear garden
- Sought-after location
- Proximity to Cyfarthfa Park
- EPC Rating: C



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## About the property

This detached three-bedroom house is offered for sale with no onward chain, making it an ideal choice for families looking to settle in the sought-after area of Cefn Coed, Merthyr Tydfil. Situated in Pontycapel Road, the property is perfectly positioned for access to local schools, local amenities, and excellent public transport links. For those commuting, the proximity to the A470 and A465 roads will be of significant benefit.

The property itself has great potential and is in need of modernising, allowing buyers to put their own stamp on the décor and layout. Inside, the home comprises two reception rooms that provide flexible living and entertaining spaces, perfect for family gatherings or relaxation. The kitchen offers ample scope for redesign and personalisation.

The property benefits from three bedrooms, providing comfortable living arrangements for families. There is a single bathroom, which, along with the rest of the property, offers plenty of opportunity for improvement and value enhancement.

Unique features include a private garden, ideal for outdoor activities and family enjoyment, as well as a





# Accommodation

**Porch**

**Hallway**

**Living Room**

21' 9" x 12' 7" ( 6.63m x 3.84m )

**Dining Room**

11' 5" x 10' 1" ( 3.48m x 3.07m )

**Kitchen**

9' 8" Max x 13' 3" ( 2.95m Max x 4.04m )

**Landing**

**Bedroom 1**

13' 1" x 16' 2" ( 3.99m x 4.93m )

**Bedroom 2**

12' 1" x 14' 3" ( 3.68m x 4.34m )

**Bedroom 3**

9' 5" x 14' 5" ( 2.87m x 4.39m )

**Bathroom**

**Garage**

14' 8" x 19' 7" ( 4.47m x 5.97m )

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## Floorplan



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