



## Brecon Road, £125,000

- Council Tax Band B
- No onward chain
- Close to Cyfarthfa Park
- Great transport links
- Ideal first-time buy
- EPC Rating: C



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## About the property

Presenting an excellent opportunity to acquire a well-maintained semi-detached house, offered with no onward chain. Situated in a prime location with easy access to public transport links, reputable nearby schools, local amenities, and pleasant walking routes, this property is particularly ideal for first-time buyers, investors, and families seeking a comfortable and convenient home. The house is in good condition throughout and boasts an impressive blend of original features, adding charm and character to the property. The accommodation includes two generously sized reception rooms, providing ample space for relaxation and entertaining. One of the reception rooms is currently utilised as a dining room, perfect for family meals and hosting gatherings. The kitchen is thoughtfully designed, complemented by an adjoining utility room for added convenience—ideal for everyday living and laundry tasks. Upstairs, the property provides three well-proportioned bedrooms, catering well to the requirements of growing families or those needing additional space for guests or a home office. Upstairs bathroom and wet room are included, ensuring practicality and ease of use. Residents will also appreciate the close proximity to the beautiful Cyfarthfa Park, perfect for outdoor activities and leisure pursuits. This attractive semi-detached house offers the perfect blend of character, comfort, and convenience, making it a truly desirable place to call home. Early viewing is highly recommended.



## Accommodation

**Living Room**

14' 1" Max x 17' 8" Max ( 4.29m Max x 5.38m Max )

**Kitchen/Utility/Dining Room**

**Kitchen Area**

12' 8" Max x 9' 8" Max ( 3.86m Max x 2.95m Max )

**Dining Area**

12' 8" Max x 9' 8" Max ( 3.86m Max x 2.95m Max )

**Utility Area**

**Wet Room**

**Landing**

**Bathroom**

**Bedroom 1**

13' 1" Max x 9' 9" Plus alcove ( 3.99m Max x 2.97m Plus alcove )

**Bedroom 2**

12' 8" Max x 9' 4" Max ( 3.86m Max x 2.84m Max )

**Bedroom 3**

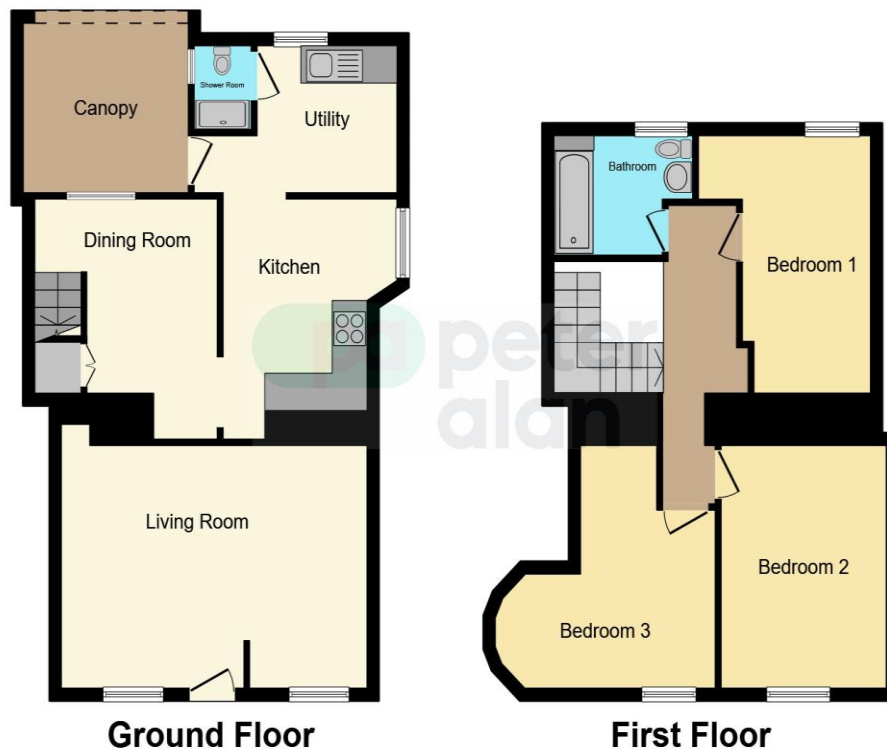
Irregular Shaped Room x ( x )



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## 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)

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