



## Lancaster Villas, £310,000

- Beautiful family home
- Traditional features
- Set over three floors
- Popular location
- Rear garden
- EPC Rating: D



4 1 2



## About the property

Located at Lancaster Villas, Merthyr Tydfil, this semi-detached residential property is arranged over three floors and provides well-proportioned accommodation suitable for a range of purchasers.

The ground floor accommodation is accessed via an entrance porch which leads into a traditional hallway. From the hallway there is access to a lounge and a separate dining room, offering defined living spaces. The kitchen is also located on the ground floor and provides access to the rear of the property.

The first floor comprises three bedrooms of varying sizes along with a family bathroom. A staircase from the first floor leads to the second floor, which provides an additional bedroom, offering flexible accommodation that may be used as a bedroom, home office or hobby space, subject to the purchaser's requirements.

Externally, the property benefits from both front and rear gardens, providing outdoor space to the front and rear elevations. The property retains a number of traditional features consistent with properties of this style and age.



Accommodation

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## Floorplan



Total floor area 148.9 m<sup>2</sup> (1,602 sq.ft.) approx

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