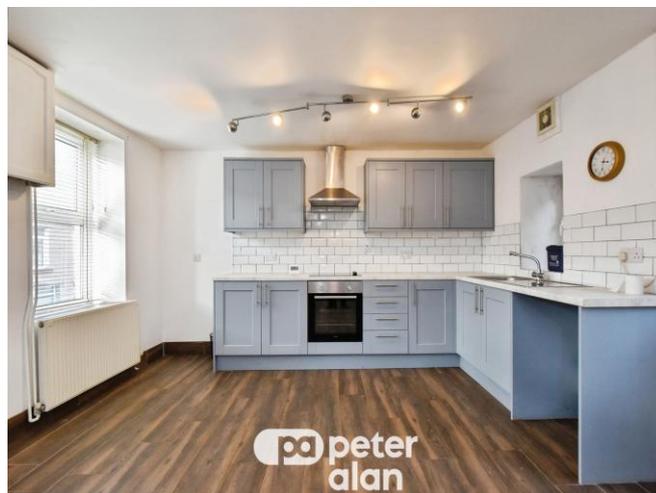




## Cardiff Road, offers over £120,000

- No onward chain
- Ideal first-time buy
- Open-plan living/kitchen
- Rear garden
- Great transport links
- EPC Rating: D



 2  1  1



## About the property

Located on Cardiff Road in the popular area of Troedryhiw, Merthyr Tydfil, this two bedroom end of terrace property presents an excellent opportunity for first time buyers.

The accommodation offers a modern open plan living room and kitchen, creating a bright and sociable space ideal for everyday living. To the first floor are two well-proportioned bedrooms and a bathroom.

The property further benefits from being offered with no onward chain, allowing for a smooth and straightforward purchase. Conveniently positioned with excellent transport links, including regular bus services and easy access to the A465, the home is also close to local amenities and shops.

An ideal starter home or investment opportunity in a well-connected location.

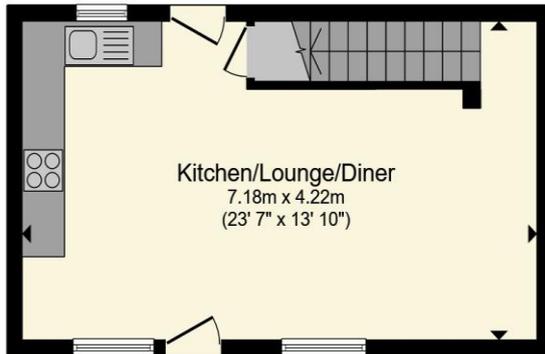


Accommodation

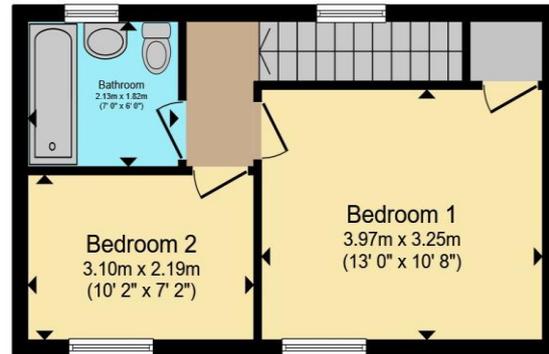
01685 722223

merthytydfil@peteralan.co.uk

## Floorplan



Ground Floor



First Floor

Total floor area 61.3 m<sup>2</sup> (660 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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