DEREK B PHILLIPS
ESTATE AGENTS
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9 AWELFRYN TERRACE, PENYDARREN
MERTHYR TYDFIL, CF47 9YP



We are pleased to offer for sale this middle terrace house which is located on a sought-after street within the Penydarren area. A spacious bay window fronted property set back and elevated from the road by a gated forecourt, with the benefit of a large garage to the rear.
This 3 Bedroom home has been well maintained throughout and is ready to move in; would make an ideal first time purchase or a Family home. Penydarren is a popular residential area, there are many of the local amenities, bus links plus schools all within walking distance. Contact us to arrange an early viewing.

*** SPACIOUS TERRACE HOUSE WITH FRONT FORECOURT**
*** SOUGHT AFTER LOCATION**
*** LOCAL AMENITIES, SCHOOLS ETC ALL CLOSE BY**
*** LARGE GARAGE AT THE REAR (LANE ACCESS)**
*** 3 BEDROOMS**
*** WELL MAINTAINED AND READY TO MOVE IN**
*** IDEAL FIRST TIME PURCHASE OR FAMILY HOME**

PRICE £215,000

naea | propertymark PROTECTED
The Property Ombudsman

GROUND FLOOR

ENTRANCE LOBBY
uPVC double glazed front entrance door, original glass panel internal door.

ENTRANCE HALL
Wood flooring, staircase to first floor, understairs storage area.

LOUNGE/ DINING ROOM 8.2m x 4.1m
Large bay window to front, wood flooring, original coving, archway divide between rooms.

KITCHEN 3.7m x 3.2m
Fitted white units, new gas/electric cooker, tiled splashbacks, tiled floor, glass display cabinet, breakfast bar.

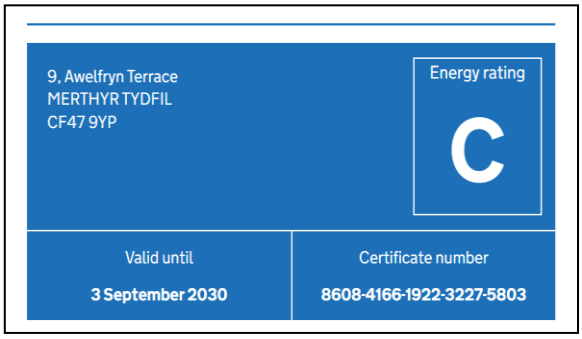
SEPARATE UTILITY AREA 1.5m x 3.6m
Base units, space for appliances with plumbing for washing machine. Wall mounted 'Combi' Boiler, uPVC double glazed rear door.

FIRST FLOOR

NUMBER 1 BEDROOM 5m x 3.3m
Laminated wooden flooring, twin windows, fitted wardrobes.

NUMBER 2 BEDROOM 3.5m x 3.1m
Laminated wooden flooring.

NUMBER 3 BEDROOM 3.7m x 2.1m
Laminated wooden flooring.



BATHROOM/WC 1.5m x 3.4m
Modern white suite with vanity unit/basin, mixer fitment on bath, uPVC panelled walls.

OUTSIDE
Front gated forecourt. Rear yard area to a raised decked area.
Large Garage (roller shutter door)

SERVICES
All main services installed. Gas Central Heating – Combination boiler. uPVC Double Glazing.
Solar Panels.

TENURE
Advised Freehold.

COUNCIL TAX BAND: B



























Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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