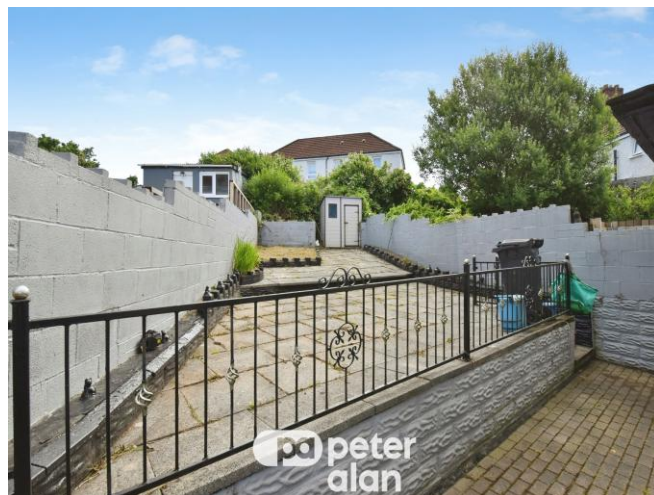




Fifth Avenue, £130,000

- No onward chain
- Popular location
- Close to local amenities
- Great transport links
- First floor bathroom
- Ideal family home or first time buy
- EPC Rating: D



 2  1  1



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merthyrtydfil@peteralan.co.uk



About the property

Offered to the market with no onward chain, this well-presented two-bedroom property in the popular area of Galon Uchaf, Merthyr Tydfil provides an excellent opportunity for first-time buyers, investors, or families alike.

Set over two floors, the accommodation comprises an entrance hall, living room, kitchen/dining room and utility room to the ground floor. To the first floor are two well-proportioned bedrooms, a family bathroom and separate WC.

Conveniently located, the property benefits from excellent transport links with easy access to the A470, making commuting to Cardiff and surrounding areas straightforward.

A range of local amenities, schools, shops and leisure facilities are all within easy reach.



Accommodation

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Hall

Living Room

Kitchen/Dining Room

Utility

Toilet

Bathroom

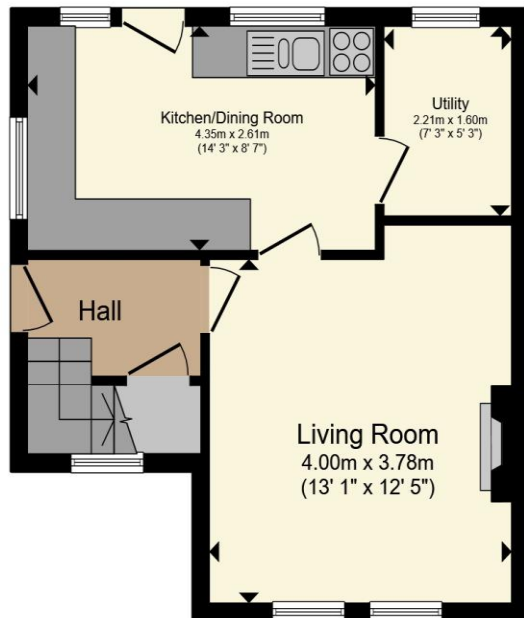
Bedroom 1

Bedroom 2

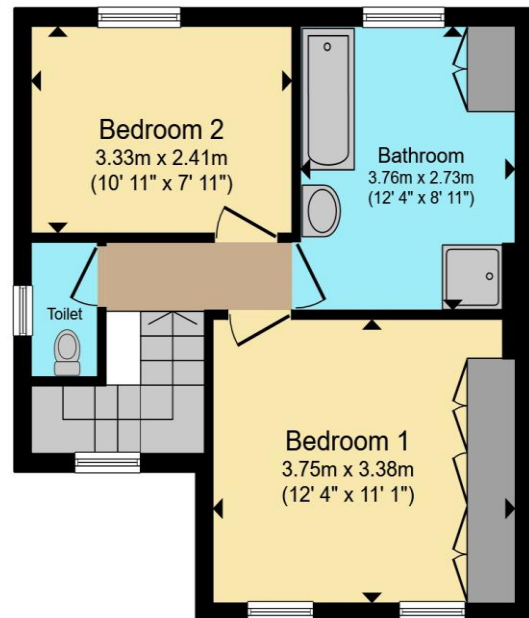
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Floorplan



Ground Floor



First Floor

Total floor area 73.3 m² (789 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



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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