



## Tyntaldwyn Road, offers over £145,000

- Ideal first-time buy or family
- Great transport links
- Rear garden with decked area
- Ground floor W.C.
- Versatile accommodation
- EPC Rating: D



 3  1  2



## About the property

Situated in the popular village of Troedryhiw, Merthyr Tydfil, this well-presented three-bedroom end-of-terrace property offers versatile living accommodation, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The ground floor briefly comprises a welcoming main reception room, providing a comfortable space for relaxation, alongside a second reception room which offers excellent flexibility and could be utilised as a dining room, home office, or potential fourth bedroom. The property further benefits from a kitchen and a convenient ground floor WC, enhancing everyday practicality.

To the first floor are three well-proportioned bedrooms and a family bathroom. One of the bedrooms boasts patio doors, opening directly onto a decked outdoor area, creating a pleasant space for enjoying outdoor seating or summer evenings.

Externally, the end-of-terrace position offers added privacy, while the decked area provides an attractive



## Accommodation

### Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

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## Floorplan



Total floor area 87.9 m<sup>2</sup> (946 sq.ft.) approx

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