

4 Clos Y Bryniau, Merthyr Tydfil

£235,000 Freehold

Modern Townhouse • Conveniently Located for Local Schools • Approximately 1 Mile From The Town Centre • Versatile Accommodation • Four Bedrooms • Kitchen/Dining Room • Low-Maintenance Garden • Off Road Parking and Garage

BIDMEAD COOK

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A modern and well-presented townhouse offering spacious accommodation over three floors and being conveniently located for the local schools. The property is situated in a cul-de-sac position within approximately 1 mile of the town centre and bus and train stations.

The accommodation comprises an entrance hall leading into a living area, kitchen/dining room having integrated oven, hob and extractor fan, walk-in cupboard, French doors to the garden and ground floor W.C.. To the first floor is a living room and master bedroom having fitted wardrobes and en-suite shower room. To the second floor are three further bedrooms (bedroom four is currently being used as a dressing room) and bathroom.

To the outside is off road parking at the front, there is additional parking and a garage accessed via a passageway. The rear garden is laid to gravel and slate chipping steps lead to a decked area. The garden is enclosed by fenced boundaries.



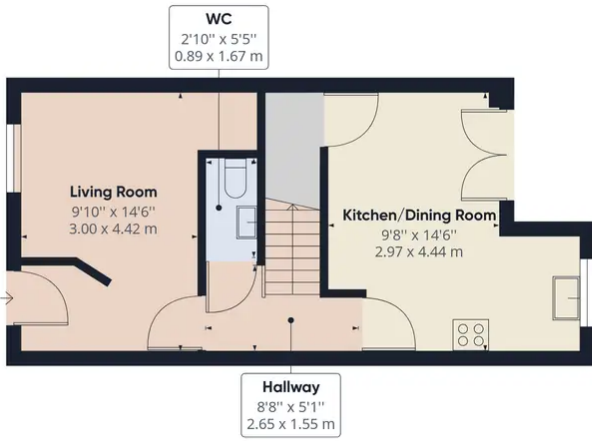
Council Tax band: D

Tenure: Freehold

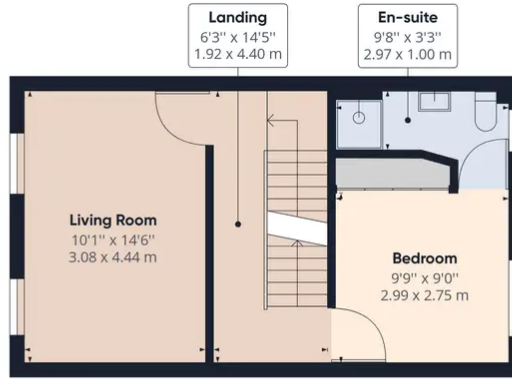
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

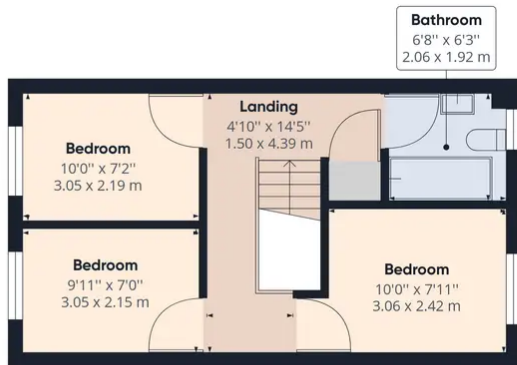




Ground Floor



Floor 1



Floor 2

BIGHEAD COOK

Approximate total area⁽¹⁾

1139.99 ft²
105.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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