



44 Cyfarthfa Gardens, Cefn Coed, CF48 2SE

£299,950



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44 Cyfarthfa Gardens

Cefn Coed, Merthyr Tydfil

- No Onward Chain
- Well Presented
- Two Reception Rooms
- Four Bedrooms
- Master En-suite
- Cloakroom
- Integral Garage
- Rear Enclosed Garden

A well presented four bedroom detached house with off road parking, driveway, front garden and enclosed rear garden with access from the front. Internally the property offers an entrance hallway, two reception rooms, kitchen, utility room, cloakroom, conservatory and integral garage. To the first floor are four bedrooms with master en-suite and family bathroom.

In accordance with our client's charitable status (Registered charity Number; 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any offer which is forthcoming.

N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request.

Council Tax band: E

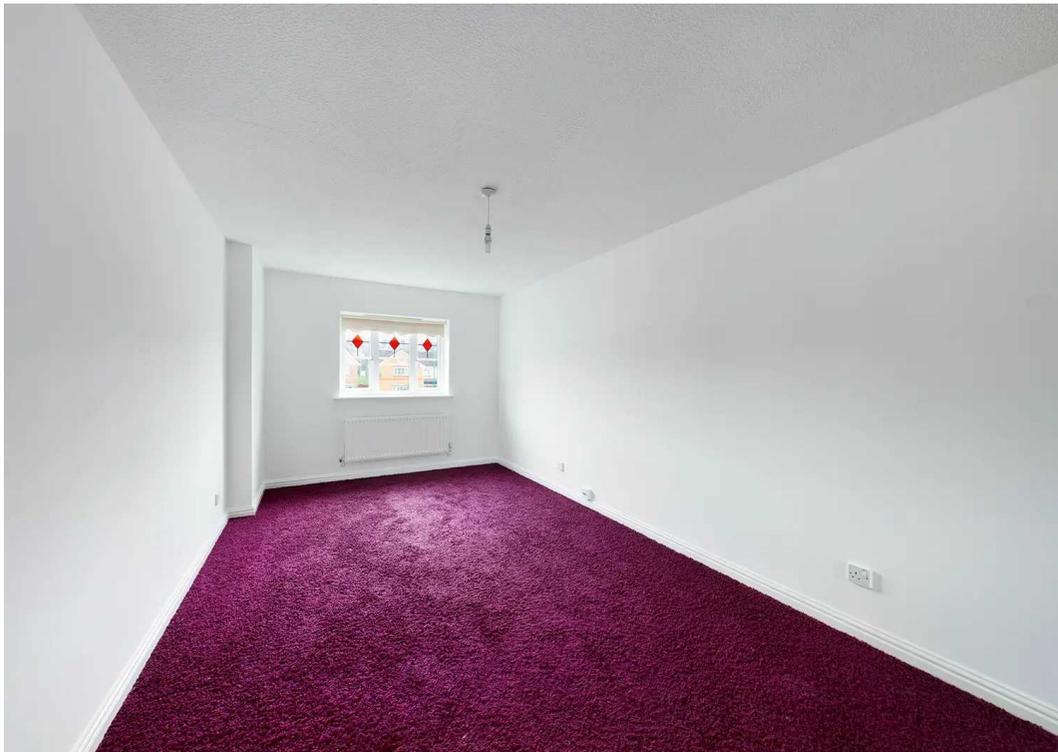
Tenure: Freehold

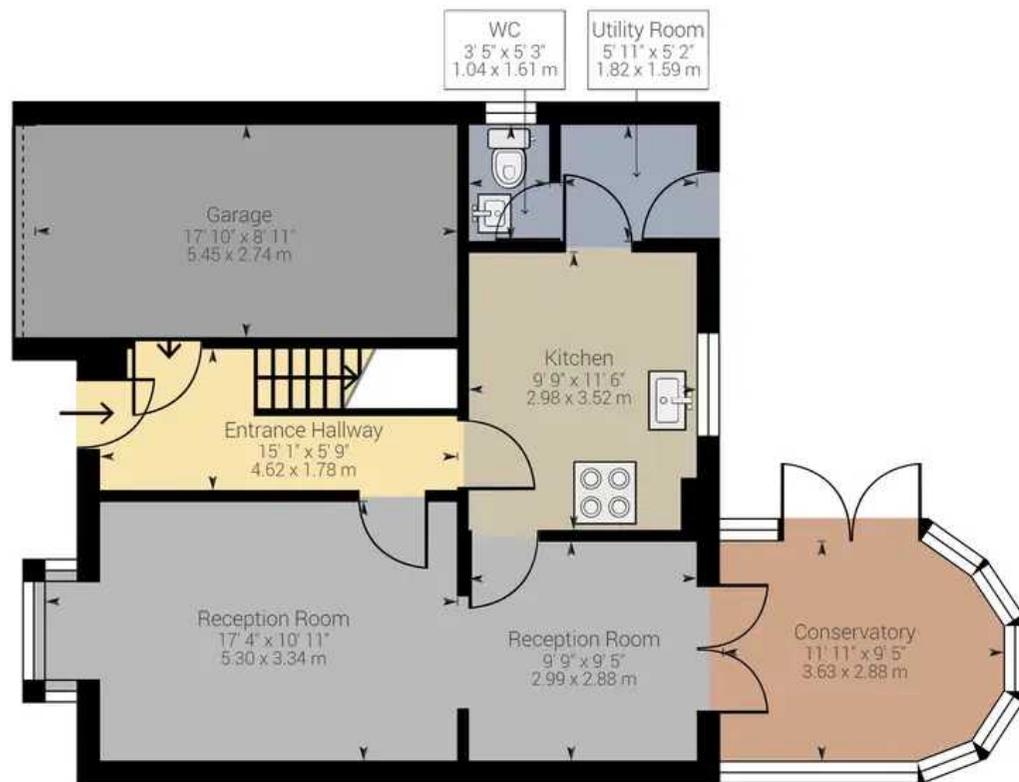
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

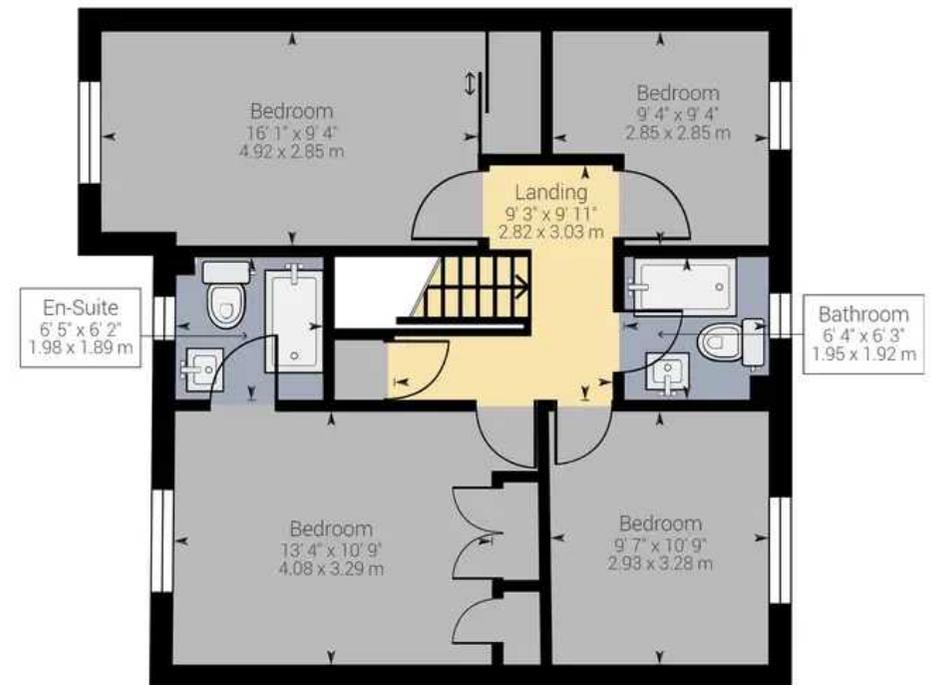








Ground Floor



1st Floor

Approximate net internal area: 1304.49 ft² (1470.92 ft²) / 121.19 m² (136.65 m²)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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