



3 Garth Street, Merthyr Tydfil, CF47 8LT

£95,000 Freehold

Mid-Terrace Property • Modern Kitchen and Bathroom • Two Bedrooms • Rear Patio Garden • Convenient Location for Amenities • Open-Plan Living



26 Whitcombe Street, Aberdare, Rhondda Cynon Taff, CF44 7AU

Tel: 01685 886086 Email: aberdare@bidmeadcook.co.uk

www.bidmeadcook.co.uk

A two bedroom, mid-terrace property having a modern interior. The accommodation comprises a reception area, open-plan kitchen having a built-in electric hob and oven and solid wood worktops, space and plumbing for washing machine and further space for appliance. Bathroom having a vanity wash hand basin and bath with shower over. To the first floor are two bedrooms. To the rear is a patio area being enclosed by fenced boundaries. The property is located approximately 1 mile from the bus and train station, the local primary school is approximately a third of a mile away and there are local shopping amenities. Early viewing highly recommended.



Council Tax band: A

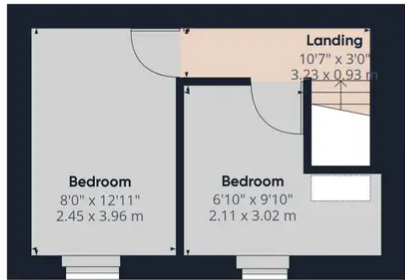
Tenure: Freehold

EPC Energy Efficiency Rating: E





Ground Floor



Floor 1

Approximate total area[¶]

538.41 ft²
50.02 m²

Reduced headroom

11.77 ft²
1.09 m²

Excluding balconies and terraces

¶ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contain within. These details do not constitute any part of any offer or contract. Bidmead Cook and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bidmead Cook or the vendors. Equipment: Bidmead Cook has not tested the equipment or central heating system mentioned in these particulars and the purchaser are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc. The Laws of copyright protect this material. Bidmead Cook is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Bidmead Cook is a trading name of trading name of BC Acquisition Ltd. Registered in England No.14967217