



## 2 Windsor Terrace, Merthyr Tydfil, CF47 0DN

£65,000 Freehold

Ideal Renovation Project • Three Reception Rooms • Convenient Location • Two Bedrooms • Double Glazing • Rear Garden



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**\*\*Ideal Renovation Project\*\*** A two bedroom, mid-terrace property in need of modernisation. The accommodation comprises an entrance hall, three reception rooms and a room previously used as a kitchen. To the first floor are two bedrooms and bathroom. Benefits include double glazing and a rear garden which is need of attention. This property is approximately 0.5 miles from the town centre and is conveniently located for the bus and train stations.

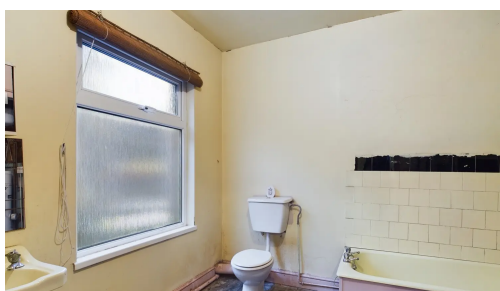
Agents Note: We are advised this property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

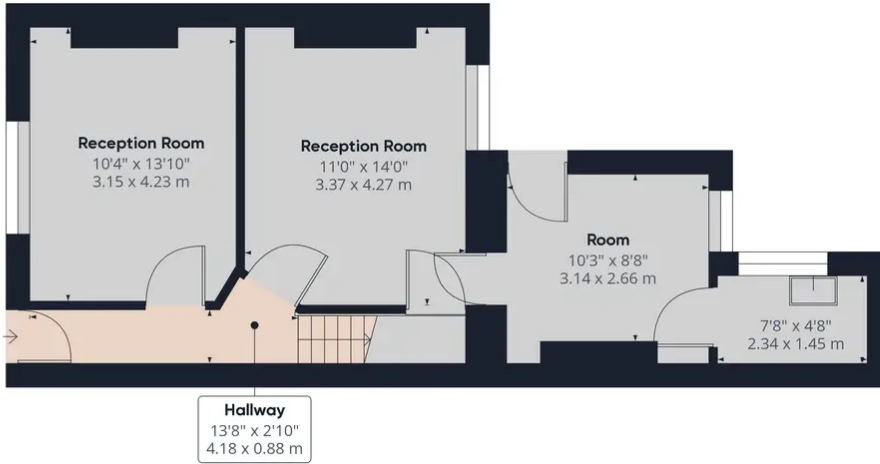


Council Tax band: B

Tenure: Freehold

Energy Efficiency Rating: G





Ground Floor

Approximate total area<sup>(1)</sup>  
963.14 ft<sup>2</sup>  
89.48 m<sup>2</sup>



Floor 1

(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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