



## 47 The Grawen, Merthyr Tydfil, CF47 8NS

£120,000 Freehold

Mid-Terrace Property • Accommodation over Three Floors • Requiring Some Modernisation • Two Reception Rooms  
• Three Bedrooms • Rear Garden



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A three bedroom mid-terrace property having accommodation over three floors. The accommodation comprises to the ground floor, an entrance hall, two reception rooms and W.C.. To the lower ground floor is the kitchen/dining area and bathroom. To the first floor are two bedrooms and a further single bedroom having superb views. To the rear is a tiered garden. The property is situated approximately 1 mile from the local schools and amenities.

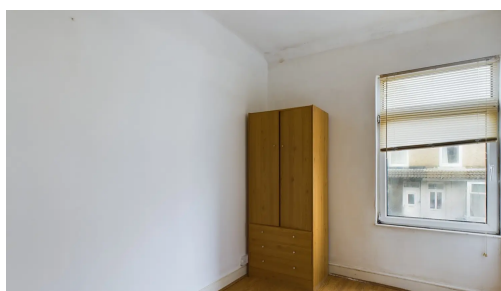
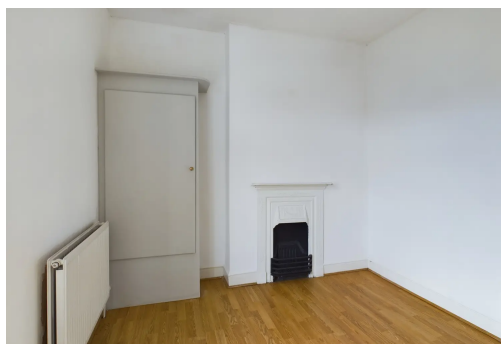


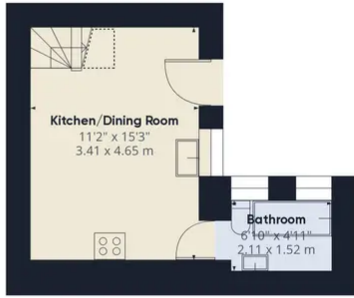
Council Tax band: A

Tenure: Freehold

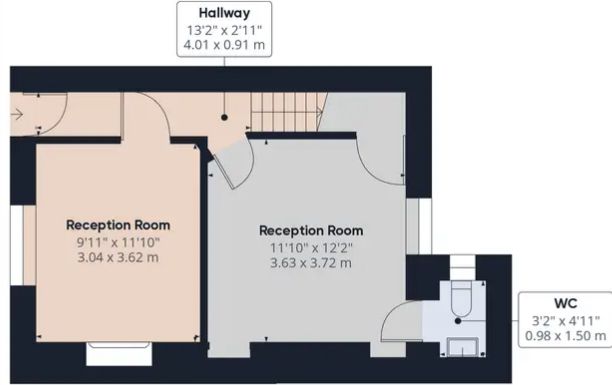
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Floor -1



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
921.69 ft<sup>2</sup>  
85.63 m<sup>2</sup>

**Reduced headroom**  
7.23 ft<sup>2</sup>  
0.67 m<sup>2</sup>

(1) 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.

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