



Cae'r Wern, £110,000

- Council Tax Band A
- No onward chain
- Investment opportunity
- Off-road parking
- In need of some modernising
- EPC Rating: C



 3  1  1



About the property

Presenting a charming semi-detached property in Cae'r Wern, Merthyr Tydfil. Being sold with no onward chain, early viewing is highly recommended. In need of some modernisation, this property is a great investment opportunity.

The property features three bedrooms. The number of rooms within the property includes a open-plan living/dining room, a kitchen, and a bathroom. To the rear of the property is a driveway.

Situated in a location with ample public transport links, this property is ideal for families and couples. The vicinity to local amenities, schools, and parks not only provides convenience but also enhances the quality of life for residents.

In summary, this semi-detached property offers a fantastic blend of comfort, convenience, and potential. It is an opportunity not to be missed for those looking to buy a property that they can truly call home.

PUBLIC NOTICE

154 Cae'r Wern, Merthyr Tydfil, CF48 1AD

We are acting in the sale of the above property and have received an offer of £120,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.



Accommodation

Hall

Living/Dining

Irregular Shaped Room x (x)

Kitchen

19' Max x 9' 4" Max (5.79m Max x 2.84m Max)

Landing

Bedroom 1

10' 8" Plus built- in wardrobe x 13' 9" Plus built- in wardrobe (3.25m Plus built- in wardrobe x 4.19m Plus built- in wardrobe)

Bedroom 2

Irregular Shaped Room x (x)

Loft Area

12' 4" Max x 16' 9" Max (3.76m Max x 5.11m Max)
Restricted head height.

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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