



## Emlyn Terrace, offers over £78,000

- Council Tax Band B
- No onward chain
- Great investment opportunity
- Popular location
- Close to local amenities
- EPC Rating: D



 2  1  2



## About the property

A two bedroom, mid-terrace property in a great location in Merthyr Tydfil. Being sold with no onward chain, this property would make a perfect investment opportunity.

The property briefly comprises of the entrance hall, living room, dining room and kitchen. To the first floor is a bathroom and two bedrooms. To the rear of the property is a low maintenance garden.

Set in a popular location in Merthyr Tydfil within close proximity to transport links such as the A465 Heads of the Valleys Road and A 470, train station and popular bus routes, ideal if commuting. The property also benefits from being in close proximity to Rhydycar Leisure Park, Cyfarthfa Retail Park and Bike Park Wales,

Viewing highly recommended.



## Accommodation

### Hall

### Dining Room

8' 8" Max x 11' 4" Max ( 2.64m Max x 3.45m Max )

### Living Room

10' 1" Max x 14' 7" Max ( 3.07m Max x 4.45m Max )

### Kitchen

8' 5" Max x 5' 5" Max ( 2.57m Max x 1.65m Max )

### Landing

### Bedroom 1

10' 2" Max x 14' 7" Max ( 3.10m Max x 4.45m Max )

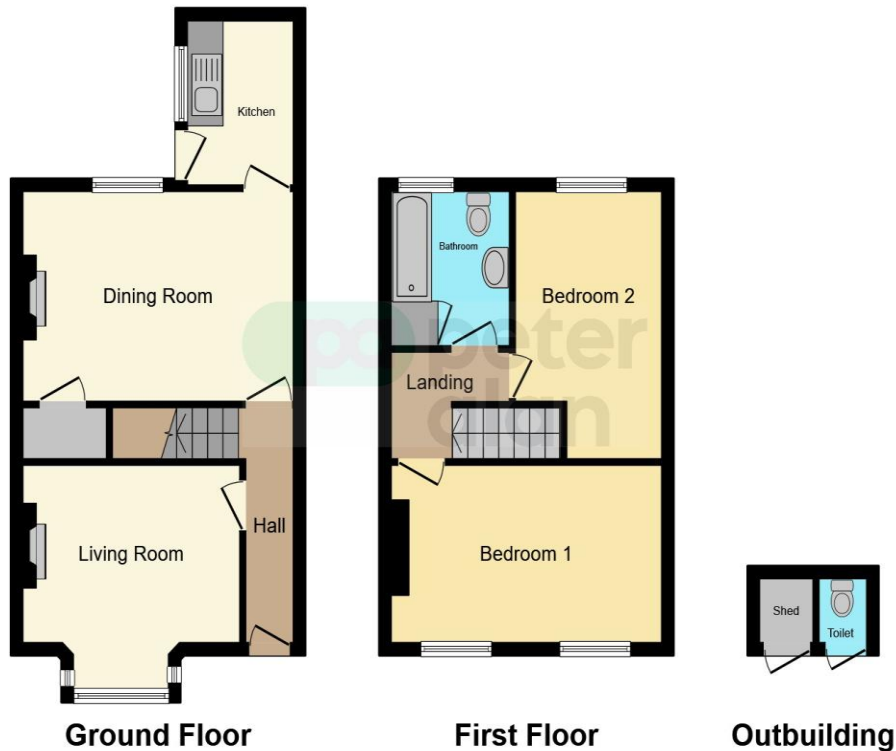
### Bedroom 2

13' 6" Max x 7' 8" Max ( 4.11m Max x 2.34m Max )

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## Floorplan



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