



## Cardiff Road, offers in excess of £120,000

- Ideal first-time buy
- Great transport links
- Close to local amenities
- Well-presented throughout
- Viewing recommended
- EPC Rating: C



 3  1  1



## About the property

Situated on Cardiff Road in the popular village of Merthyr Vale, this well-presented home offers comfortable accommodation arranged over two floors, making it an ideal purchase for first-time buyers.

The property is conveniently located close to a range of local amenities, schools and shops, while excellent transport links provide easy access for those commuting to surrounding areas.

Internally, the accommodation is well laid out and benefits from a bright and welcoming feel throughout.

To the first floor, the property features a bathroom, providing practical family living, while externally there is an attractive rear elevated garden, offering a pleasant outdoor space with potential for seating or entertaining.

Well presented and ideally positioned, this property represents a fantastic opportunity for buyers seeking a home in a convenient and sought-after location.

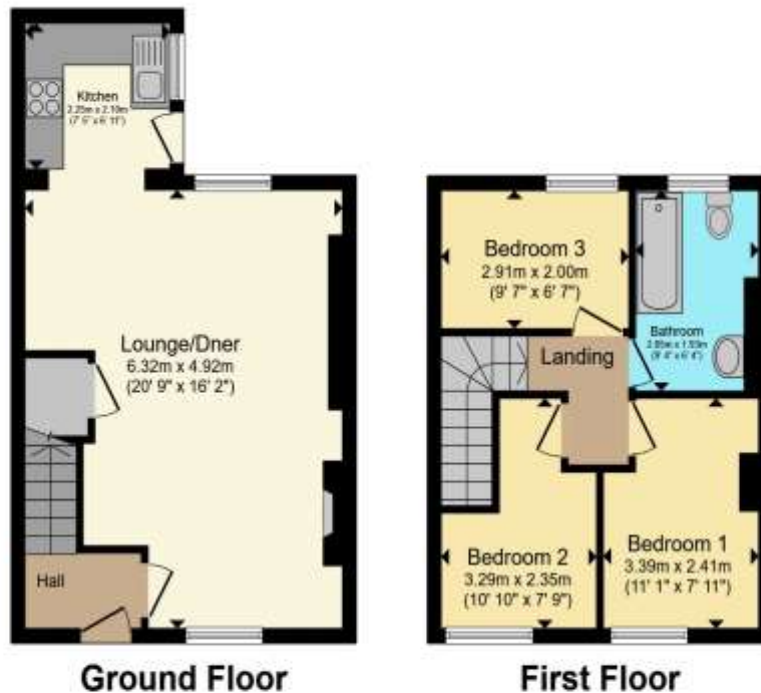


Accommodation

01685 722223

merthytydfil@peteralan.co.uk

## Floorplan



Total floor area 67.6 m<sup>2</sup> (727 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

