



## Upper Edward Street, offers in the region of £70,000

- No onward chain
- Ideal first-time buy
- Great location
- Rear courtyard
- In need of modernisation
- Great transport links
- EPC Rating: C





## About the property

This one-bedroom property in Merthyr Tydfil offers an opportunity for buyers looking for a home they can update to their own preferences.

The accommodation includes a living area, kitchen, double bedroom, and bathroom. The interior is in need of modernisation, providing scope for improvement.

To the rear of the property is a small tiered garden, offering a compact outdoor space arranged over levels.

The location provides access to local amenities, transport links, and services within the surrounding area. The property may appeal to first-time buyers or investors seeking a project or a property with potential for enhancement.



## Accommodation

### Porch

### Living Room

18' 6" x 12' 8" ( 5.64m x 3.86m )

### Kitchen

4' 7" x 8' ( 1.40m x 2.44m )

### Landing

### Bedroom 1

10' 9" x 12' 8" Into alcove ( 3.28m x 3.86m Into alcove )

### Bathroom

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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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