



## Clare Street, Merthyr Tydfil, CF47 0YL

£157,750

- Ideal First Time Purchase
- Open-Plan Lounge/Dining Room
- Utility Room + Ground Floor WC
- Enclosed Rear Patio Garden
- Less than One Mile from Train Station
- Three Bedrooms
- Kitchen/Breakfast Room with Oven and Hob
- First Floor Bathroom with Separate Shower Enclosure
- Mid Terraced House
- Viewing Essential to Fully Appreciate

# Clare Street, Merthyr Tydfil CF47 0YL

Located on Clare Street in the vibrant town of Merthyr Tydfil, this charming terraced house presents an excellent opportunity for first-time buyers. With three well-proportioned bedrooms, this property is perfect for those seeking a comfortable and inviting home. Upon entering via the porch you are greeted by an open-plan lounge and dining room, creating a spacious and airy atmosphere ideal for both relaxation and entertaining. The newly fitted kitchen / breakfast room are a delightful addition, providing a modern space for culinary pursuits, while the utility area offers practicality for everyday living. The first floor boasts a well-appointed bathroom complete with a shower, ensuring convenience for the household. Additionally, a ground floor WC adds to the functionality of the home, making it suitable for families and guests alike. The enclosed rear patio garden is a lovely feature, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. Conveniently located, this property is just a stone's throw away from local shops and less than a mile from the train station, making commuting and daily errands a breeze. This delightful home on Clare Street is not just a property; it is a wonderful opportunity to establish roots in a thriving community. With its blend of modern amenities and traditional charm, it is sure to appeal to a variety of buyers. Do not miss the chance to make this house your home.



Council Tax Band: B





### Entrance Porch

Double glazed entrance door, painted finish to walls and ceiling, door leading to lounge/dining room.

### Lounge/Dining Room

16'0" x 22'4" (4.90 x 6.82)

Double glazed window to front aspect, painted finish to walls and ceiling, laminated wood flooring, stairs leading to first floor accommodation, two radiators, double doors leading to kitchen/breakfast room.

### Kitchen/Breakfast Room

16'0" x 10'2" (4.89 x 3.10)

Double glazed window to rear aspect, painted finish to walls and ceiling with glazed roof in breakfast area, modern base and wall units, bowl and a half stainless steel single drainer sink, gas hob, extractor hood, electric oven, plumbing for dishwasher, space for fridge/freezer and dining table, tiled flooring, double glazed door leading to rear garden.

### Utility Room

Double glazed window to rear aspect, painted finish to walls and ceiling, base and wall cabinets, stainless steel circular sink, plumbing for automatic washing machine, radiator, tiled flooring, wall mounted gas central heating combination boiler.

### WC

Double glazed window to rear aspect with obscured glass, low level WC.

### Landing

Painted finish to walls and ceiling, access to loft.

### Bedroom One

10'3" x 12'8" (3.13 x 3.87)

Double glazed window to rear aspect, painted finish to ceiling, painted and papered finish to walls, radiator.

### Bedroom Two

7'7" x 9'3" (2.32 x 2.84)

Double glazed window to front aspect, painted finish to walls and ceiling, radiator.

### Bedroom Three

7'3" max x 10'4" max (2.23 max x 3.17 max )

Double glazed window to front aspect, painted finish to walls and ceiling, radiator.

### Bathroom with separate Shower

8'7" x 10'4" (2.62 x 3.17)

Double glazed window with obscured glass to rear aspect, painted finish to walls and ceiling, spot lighting, panel bath with mixer tap and shower attachment, walk in shower enclosure with dual shower, pedestal wash hand basin, low level WC, radiator.

### Outside

### Rear Garden

An enclosed patio garden to rear with rear access, cold water tap.

### PERSONAL INTEREST

Please be advised that pursuant to the Estates Agents Act 1979 we are informing interested parties that the owners of this property are related to an employee of Wayman Schwartz LTD









## Directions



## Viewings

Viewings by arrangement only. Call 01495 239686 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

