



DEREK B PHILLIPS

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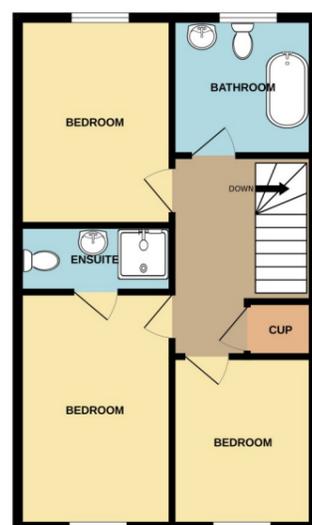
1 BEACONS COURT MERTHYR TYDFIL CF48 1PT



GROUND FLOOR



1ST FLOOR



We have every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

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We are pleased to bring to the market this beautifully presented home, It is simply stunning and ready to move in! Decorated on trend - this would make a fantastic first time purchase or a young Family home. We highly recommend coming to view. Since its purchase the property has been renovated; kitchen, bathroom & ensuite all refitted to a high standard. The new front door fitted just weeks ago. Located on a cul de sac close with the benefit of a large hardstanding to the front which allows space to park two cars side by side plus a green area where the parking could be extended further if wished. Beacons Court is convenient for links to the main road network, a local shop is close by well as the larger retail parks of Cyfarthfa & Trago. 3 Miles outside of Merthyr Town Centre.

- * SEMI DETACHED 3 BEDROOM HOUSE
- * SIMPLY STUNNING & READY TO MOVE IN!
- * RENOVATED & REFITTED SINCE ITS PURCHASE
- * ON TREND & BEAUTIFULLY PRESENTED
- * WOULD BE A FANTASTIC FIRST TIME BUY / YOUNG FAMILY HOME
- * PARKING FOR 2 CARS
- * REAR GARDEN (COMPOSITE DECKED & ARTIFICIAL GRASS)
- * AVAILABLE TO BUY WITH NO ONWARD CHAIN

OFFERS IN THE REGION OF £255,000

www.derekbphillips.co.uk

GROUND FLOOR
ENTRANCE HALL

Composite double glazed entrance door, Herringbone LVT flooring.

CLOAKS/W.C.

White suite with modern black fittings, Herringbone LVT flooring.

LOUNGE 8.3m x 3.9m

Herringbone LVT flooring, double doors leading to Kitchen/Diner.

KITCHEN/DINER 4.9m x 2.9m

Modern white units with gold fittings, electric oven, gas hob, cooker extractor hood, integral washing machine, fridge/freezer, dishwasher, connected island, Herringbone LVT flooring, uPVC double glazed French doors leading to rear garden.

FIRST FLOOR

NUMBER 1 BEDROOM 4m x 2.9m WITH EN SUITE SHOWER/W.C.

Carpeted floor to bedroom. En Suite with white suite, shower cubicle, part tiled walls.

NUMBER 2 BEDROOM 3.1m x 2.7m

NUMBER 3 BEDROOM 2.6m x 2m

Herringbone style flooring.

BATHROOM/W.C. 2m x 1.9m

White suite with gold fittings, free standing bath with mixer shower fitment, part tiled walls.

OUTSIDE

Sizeable front with double hardstanding/driveway. Gated side entrance. Rear Garden enclosed by close board fencing. Low maintenance having large composite decked area and artificial grass.

SERVICES

All mains services fitted, Gas Central heating "Hive".
uPVC double Glazing. *Note the services and appliances to be confirmed at viewing. These are not tested by this office.*

TENURE

ADVISED FREEHOLD

COUNCIL TAX BAND C

1 Beacons Court MERTHYR TYDFIL CF48 1PT		Energy rating C
Valid until 27 September 2032	Certificate number 9702-5521-0430-0948-6226	

