

DEREK B PHILLIPS

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**13 PENYGARN, PONTSTICILL
MERTHYR TYDFIL CF48 2TY**



We offer for sale this semi-detached house in the sought after village location of Pontsticill, part of the Bannau Brycheiniog National Park, the property has stunning views to the rear looking across the Valley. The property is in need of some updating & modernisation works, a perfect opportunity to up-grade & fit to your own specification! The property sits on a nice plot having a garden to both the front and rear. The village of Pontsticill is on the southern edge of the National Park approximately 5 Miles from Merthyr Town Centre. Expected to be popular, contact our office to arrange an early viewing!

- * SEMI DETACHED HOUSE
- * ALLOWS FOR SOME UPDATING & MODERNISATION WORKS
- * PROJECT TO MAKE THIS PROPERTY YOUR OWN
- * PLEASANTLY LOCATED ON A SMALL CUL DE SAC CLOSE
- * WITHIN THE BANNAU BRYCHEINIOG NATIONAL PARK
- * OPEN VIEWS TO THE REAR
- * 3 BEDROOMS
- * AVAILABLE FOR SALE WITH NO ONWARD CHAIN

PRICE £215,000

www.derekbphillips.co.uk

GROUND FLOOR

ENTRANCE HALL

uPVC double glazed front entrance door, staircase to first floor.

LOUNGE 4m x 3.3m

KITCHEN/DINER 5.9m (max) x 3.8m

Brick fireplace with multifuel burner, sink unit, tiled floor to kitchen area, plumbing for washing machine, uPVC double glazed rear entrance door.

REAR LOBBY 2.7m x 1.9m

uPVC double glazed doors leading to side entrance & rear garden, access to Storage.

STORAGE/OUTBUILDING 3m x 1.9m

FIRST FLOOR

NUMBER 1 BEDROOM 3.4m x 3.2m

Built-in cupboard.

NUMBER 2 BEDROOM 3.6m x 2.5m

Airing cupboard.

NUMBER 3 BEDROOM 2.6m x 2.4m

BATHROOM/W.C. 2.2m x 1.5m

Coloured suite, electric shower.

OUTSIDE

Front gated garden with planted areas, good sized rear garden over two levels—patio to lower garden with various trees & shrubs, open views of surrounding area, rear gate leads onto a park & hillside walks.

TENURE

ADVISED FREEHOLD

SERVICES

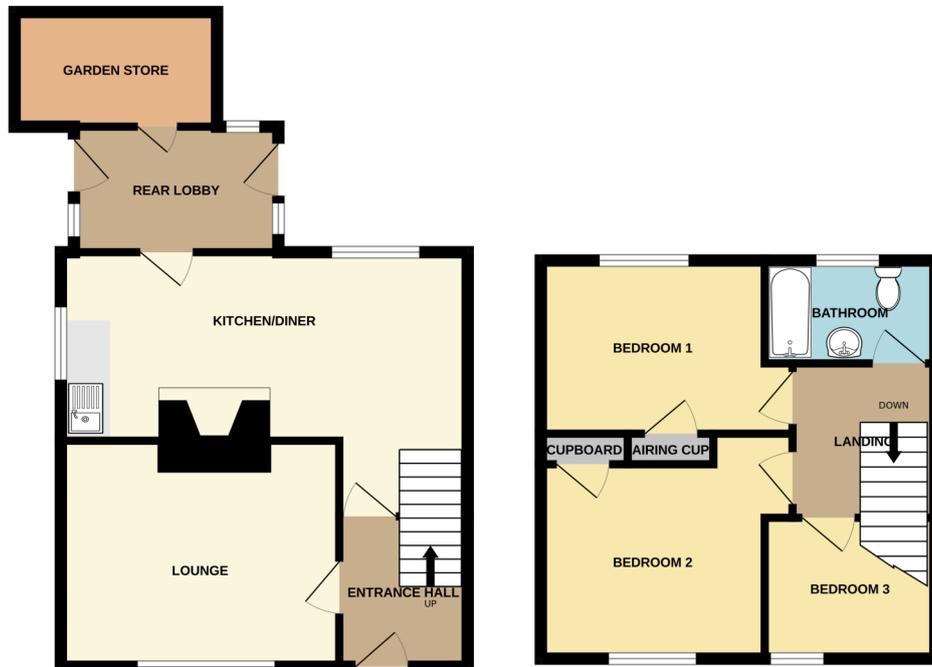
Mains Water, Drainage, Electricity. Multifuel fired heating.

uPVC Double Glazing. (Note: Services & appliances not tested by this office.)

COUNCIL TAX BAND C







Whilst 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.
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