

# DEREK B PHILLIPS

VALUERS & ESTATE AGENTS  
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## 14 CAE MARI DWN, THOMASTOWN MERTHYR TYDFIL CF47 0HB



We are pleased to bring to the market this semi-detached house, its pleasantly located on a small cul de sac close adjacent to and overlooking Thomastown Park. This is a location where properties rarely come to the market. Thomastown is a sought-after residential area of Merthyr, there are many local amenities including schools & the Town Centre within walking distance. The property does allow for upgrading & modernisation works, it's a project to finish in your own spec, loads of potential with the ability to add future value. Occupies a spacious plot having garden to front and side with a sizable rear garden. Available for sale with No Onward Chain!

- \* SEMI-DETACHED HOUSE ON GOOD SIZED PLOT
- \* PLEASANTLY SITUATED ON A SMALL CUL-DE-SAC CLOSE
- \* ADJACENT TO THOMASTOWN PARK
- \* CLOSE TO LOCAL SCHOOLS & AMENITIES
- \* WITHIN SHORT DISTANCE OF TOWN CENTRE
- \* 3 BEDROOMS
- \* A PROJECT TO UPGRADE & IMPROVE
- \* GARDEN FRONT, SIDE & REAR
- \* NO ONWARD CHAIN

**PRICE £175,000**

[www.derekbphillips.co.uk](http://www.derekbphillips.co.uk)

## GROUND FLOOR

### ENTRANCE LOBBY

UPVC double glazed entrance door & windows.

### ENTRANCE HALL

UPVC double glazed entrance door, staircase leading to first floor.

**LOUNGE 4.2m x 3.6m**

**DINING ROOM 3.1m x 2.6m**

**KITCHEN 3.1m x 2.5m**

Various fitted units, plumbing for washing machine.

### REAR LOBBY

uPVC double glazed rear entrance door.

### SEPARATE W.C.

White suite, wash hand basin.

## FIRST FLOOR

**NUMBER 1 BEDROOM 4m x 2.6m**

**NUMBER 2 BEDROOM 3.6m x 3.7m**

**NUMBER 3 BEDROOM 2.8m x 2.6m**

**SHOWER ROOM/W.C. 2.2m x 1.8m**

## OUTSIDE

Front garden with gated pathway & lawned area, side access. rear garden with lawned areas and enclosed with hedge.

## SERVICES

All Mains Services, Gas Central Heating. uPVC Double Glazing.

*Note. Central Heating, Services & appliances should be confirmed upon viewing. These are not tested by this office.*

## TENURE

Advised Freehold.

**COUNCIL TAX BAND A**

GROUND FLOOR



1ST FLOOR





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