

DEREK B PHILLIPS

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**42 CHURCH STREET
PENYDARREN MERTHYR TYDFIL
CF47 9HR**



We are pleased to bring to the market this middle terrace property, a 3 bedroom with the benefit of off street parking at the rear (hardstanding). This is a modernised home making an ideal first time purchase or possible investment for a landlord looking at the rental return as a turn key and ready to move in! Located in side street of a popular residential area; Penydarren is a short distance from Merthyr Town Centre with many of the local amenities and schools within walking distance. Competitively priced on the market for a quicker sale, No Onward Chain involved.

- * MIDDLE TERRACE PLEASANTLY SITUATED IN SIDE STREET LOCATION
- * CLOSE TO SCHOOLS & AMENITIES
- * 3 BEDROOMS * EN SUITE WC.
- * MODERNISED & WELL MAINTAINED — READY TO MOVE IN
- * REAR HARDSTANDING PROVIDING OFF ROAD PARKING
- * IDEALLY SUITABLE AS FIRST TIME PURCHASE
- * INVESTMENT POTENTIAL FOR LANDLORDS

PRICE £133,000

www.derekbphillips.co.uk



These particulars do not constitute any part of an offer or contract. None of these statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give and neither Derek B Phillips, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Further particulars, together with Order-to-View or Keys to the property, may be obtained from the Agent, through whose office it is understood all negotiations are to be conducted.

LOUNGE 5.7m x 3.8m

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

KITCHEN 3.7m x 2.2m

Modern fitted units, built-in microwave, electric oven & induction hob, dishwasher included, space for fridge freezer, tiled floor, splashback in cooking area with stainless steel extractor hood.

REAR ENTRANCE LOBBY

Space with plumbing for washing machine, uPVC double glazed rear entrance door.

SHOWER ROOM/W.C. 2.2m x 1.7m

White suite with a vanity unit/wash basin, tiled splash-back areas, shower cubicle with mains shower.

NUMBER 1 BEDROOM 3.3m x 2.8m Carpeted floor.

EN SUITE WC.

NUMBER 2 BEDROOM 3.5m x 2.2m

Carpeted floor, built-in cupboard housing boiler.

NUMBER 3 BEDROOM 2.4m x 2.2m

Laminate flooring.

OUTSIDE

Rear patio garden, rear hardstanding, rear road access.

SERVICES

All Main Services. Gas Central Heating.

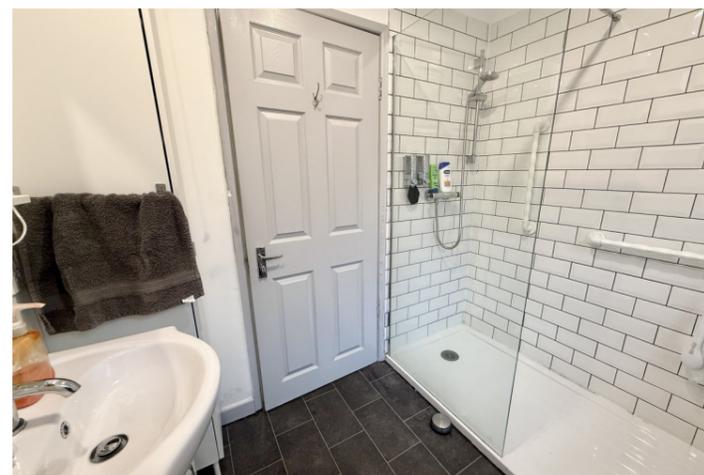
uPVC Double Glazing

Note Central heating, services & appliances should be confirmed upon viewing, these are not tested by this office.

TENURE

Advised Freehold.

COUNCIL TAX BAND: B



42 Church Street
Penydarren
MERTHYR TYDFIL
CF47 9HR

Energy rating
D

Valid until
7 November 2035

Certificate number
9370-2918-4590-2405-7615

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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