

## Features

- Utility Room
- Ground Floor Bathroom
- Modern
- Rear garden laid to patio
- Three bedrooms
- No Chain
- Village Location
- Ideal starter home
- Investment
- Access to A465



**£115,000**

**46 Station Terrace, Merthyr Tydfil, CF48 3PU**

Walker and Lewis are pleased to offer for sale this three bedroom mid terrace property situated in the popular village of Dowlais. Offered with no onward chain the property comprises entrance hall, through lounge/diner, modern kitchen and utility room leading to the bathroom to the ground floor. To the first floor are three bedrooms. The property further enjoys gas central heating and upvc double glazing. The property would make an ideal starter home. Viewing recommended.

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 **Walker & Lewis**  
ESTATE AGENTS



### **ENTRANCE HALL**

Upvc door to hallway, Laminate flooring , access to Reception Room one and first floor

### **LOUNGE/DINER** 12'5" x 22'0" (3.79m x 6.70m)

Window to front and rear aspect, laminate flooring and electric wall mounted fire, under stair storage cupboard and access to kitchen

### **KITCHEN** 9'3" x 8'8" (2.81m x 2.65m)

Fully fitted kitchen with worktops, oven and hob. window and door to rear garden and access to utility Room and bathroom

### **UTILITY ROOM**

Worktops, plumbing for washing machine, access to bathroom

### **BATHROOM**

Bath with shower over, wash hand basin, Wc, all tiled walls and window to rear aspect

### **LANDING**

Window to rear aspect, access to bedrooms, built in storage cupboard housing boiler and access to loft

### **BEDROOM 1** 9'5" x 12'4" (2.87m x 3.75m)

Window to front aspect

### **BEDROOM 2** 9'5" x 9'6" (2.86m x 2.90m)

Window to rear aspect

### **BEDROOM 3** 5'8" x 9'3" (1.73m x 2.83m)

Window to front aspect

### **REAR GARDEN**

Concrete area leading to garden laid with patio and outside storage area

# Floorplan

# EPC

