



Victoria Street, Merthyr Tydfil
CF48 3RW

TO LET
£695pcm



- **3 BEDROOMS**
- **SPACIOUS LIVING ROOM**
- **EASY ACCESS TO A465 HEADS OF THE VALLEY LINK ROAD**



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Property Description

🏠 TO LET 🏠

This 3-bedroom middle of terrace property is situated in close proximity to a local primary school and public transport, making it an ideal choice for families with young children. The property comprises three well-proportioned bedrooms, offering ample space for the family to spread out and relax.

The ground floor bathroom is a practical feature that will save you trips up and down the stairs, and the uPVC double glazing and gas central heating ensure that the property is warm and comfortable throughout the year.

The shared rear yard area is a great space for outdoor activities and gatherings with friends and family, providing a lovely area for relaxation and entertainment. The property is in council tax band A.

The local area is a fantastic place to live, with a range of amenities and attractions within easy reach. Public transport links are excellent, making it easy to get around the area and beyond.



FRONT OF PROPERTY

On main road location. UPVC windows and door.

ENTRANCE HALL

Artex and emulsion ceiling and walls. Carpeted floor.



LIVING ROOM

Spacious living room with stone hearth feature fireplace. Newly fitted carpet, 2 radiators, Emulsion walls and ceiling. Doors leading to Kitchen and Bathroom

KITCHEN

Emulsion walls and ceiling. Fitted base and wall units. Gas cooker. UPVC door to shared yard area. Newly fitted boiler.



BATHROOM

Artex ceiling and tongue and groove walls. Vinyl flooring. 3 piece bathroom suite.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

STAIRS AND LANDING

Newly fitted carpet. Emulsion walls and ceiling. Access to 3 Bedrooms.

BEDROOM 1

Emulsion walls and ceiling, radiator. Newly fitted carpet. UPVC window to rear.

BEDROOM 2

Emulsion walls and ceiling, newly fitted carpet, radiator and UPVC window to front

BEDROOM 3

Emulsion walls and ceiling, radiator and newly fitted carpet. UPVC window to front

GARDEN

Rear shared yard area.

Misdescriptions Act 1991

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Data Protection Act 1998

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