

Features

- Three Bedroom Bay Fronted Terrace
- Two Reception Rooms
- Ground Floor Shower Room
- First Floor Bathroom
- In Need of Modernising
- Ideal Investment



£139,950

15 Awelfryn Terrace, Merthyr Tydfil CF47 9YR

Walker and Lewis are pleased to offer for sale this three bedroom bay fronted terrace property with front forecourt and rear garden. The property is located in the popular area of Penydarren with easy access to local schools and shops. The accommodation briefly comprises entrance hall, lounge with bay window, separate dining room, kitchen and shower room to the ground floor. To the first floor are three bedrooms plus bathroom. The property enjoys gas central heating and upvc double glazing. The property is in need of full refurbishment however would make a fantastic family home. Viewing recommended.

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 **Walker & Lewis**
ESTATE AGENTS



ENTRANCE HALL

Entered via panelled door to hallway with stairs off to first floor.
Doors to lounge, dining room and kitchen.

LOUNGE

14'3" x 13'5" (4.34m x 4.10m)
Upvc double glazed bay window to front.

DINING ROOM

10'4" x 11'8" (3.15m x 3.56m)
Panelled and glazed door to rear.

KITCHEN

9'6" x 12'1" (2.89m x 3.69m)
Fitted with a range of units with sink unit. Upvc double glazed window to rear. Door to shower room.

SHOWER ROOM

Fitted with a shower cubicle and close coupled w.c. Panelled and glazed door to rear.

LANDING

Doors to all rooms.

BEDROOM 1

13'1" x 11'0" (3.99m x 3.35m)
Two upvc double glazed windows to front. Built in storage.

BEDROOM 2

11'11" x 10'4" (3.62m x 3.15m)
Upvc double glazed window to rear.

BEDROOM 3

7'3" x 11'11" (2.21m x 3.62m)
Upvc double glazed window to rear.

BATHROOM

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and close coupled w.c. Upvc double glazed window to side. Wall mounted gas central heating boiler.

OUTSIDE

Small front forecourt leading to front. Rear garden in need of attention with rear access.

Floorplan



Total area: approx. 113.8 sq. metres (1224.9 sq. feet)
 Plan is not to scale
 Plan produced using PlanUp.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		