



**Brynglas Street, Merthyr Tydfil, , CF47 9UT**

**£120,000**



- **Combi Boiler**
- **Two Double Bedrooms**
- **South-West Facing**
- **Downstairs Bathroom**
- **Modernisation Required**
- **No Onward Chain**
- **Ideal First Time Buy**
- **Two Reception Rooms**
- **EPC Rating TRC**

# Description...

James Douglas are delighted to welcome this two double bedroom terrace property to the market. Set in the ever popular area of Merthyr Tydfil. The perfect purchase for any prospective investor or for someone looking to put their own stamp down on a property. In brief terms the accommodation comprises an entrance hallway, living room, dining room, kitchen and bathroom on the ground floor. Upstairs there are two double bedroom. Mains gas fired central heating (combi boiler) and UPVC double glazed windows throughout. On-street parking. A south-west facing low maintenance plot with a concrete base, patio slabs, real grass and shrubbery garden space. EPC TBC. Council tax band B.

**\*\*NO ONWARD CHAIN\*\***

**\*\*SOUTH-WEST FACING REAR GARDEN SPACE\*\***

**\*\*HUGE POTENTIAL THROUGHOUT\*\***

**\*\*TWO DOUBLE BEDROOMS\*\***

Brynglas Street is within close proximity of Merthyr Tydfil town centre or within five minutes drive. Merthyr Tydfil town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Gellifaelog Primary School & Gwaunfarren Primary School with the local high school being Cyfarthfa High School. There is a useful mainline railway station in Merthyr town centre. Easy access to the A470/A465 gives access to the M4 motorway bringing other major centres including the capital city of Cardiff, Newport and Swansea within relative commuting distance.

## Additional Information

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Tenure: Freehold

EPC: TBC

Council Tax Band: B

# Accommodation...

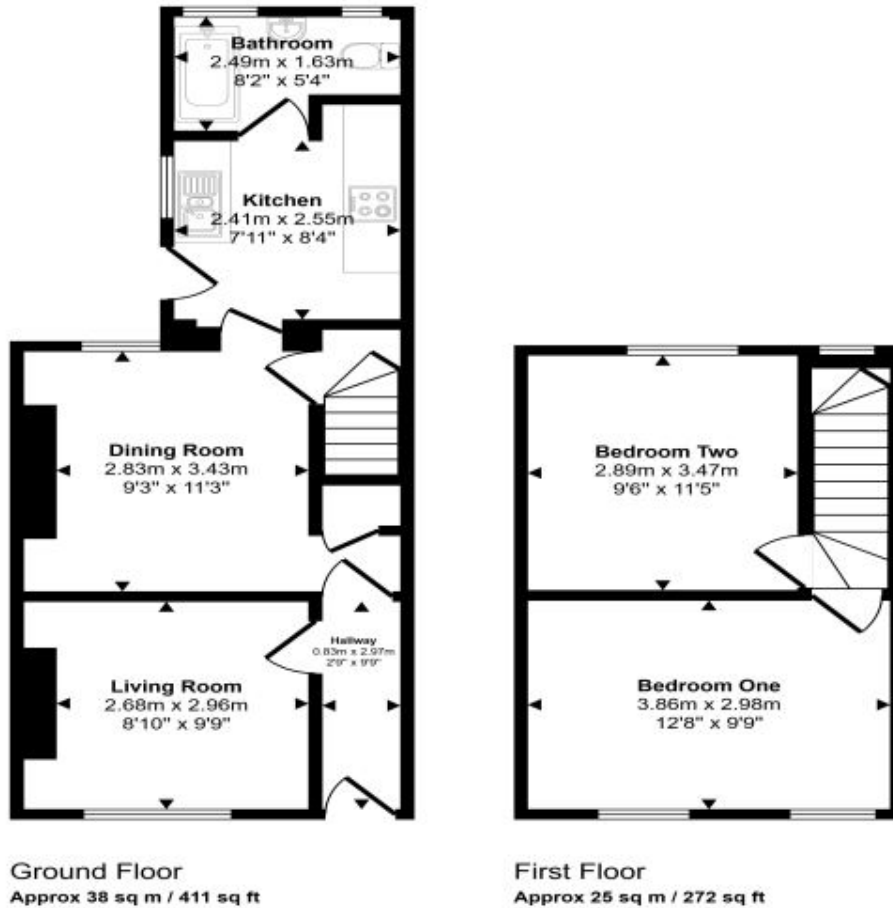
- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Outside
- Directions





# Floorplan

Approx Gross Internal Area  
63 sq m / 683 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	