

JOHN E JEREMY

Chartered Surveyors – Tel 01656 650244



Aloha, New Church Street,

Cefn Coed, Merthyr Tydfil, CF48 2NA

ASKING PRICE : Offers in the region of £440,000 (House & Plot, will split)

Brief Description

Aloha is a three-bedroom bungalow situated in Cefn Coed, Merthyr Tydfil, offering spacious living accommodation and separate land with outline planning permission for a two-storey detached dwelling (Outline planning Ref;P/16/0363).

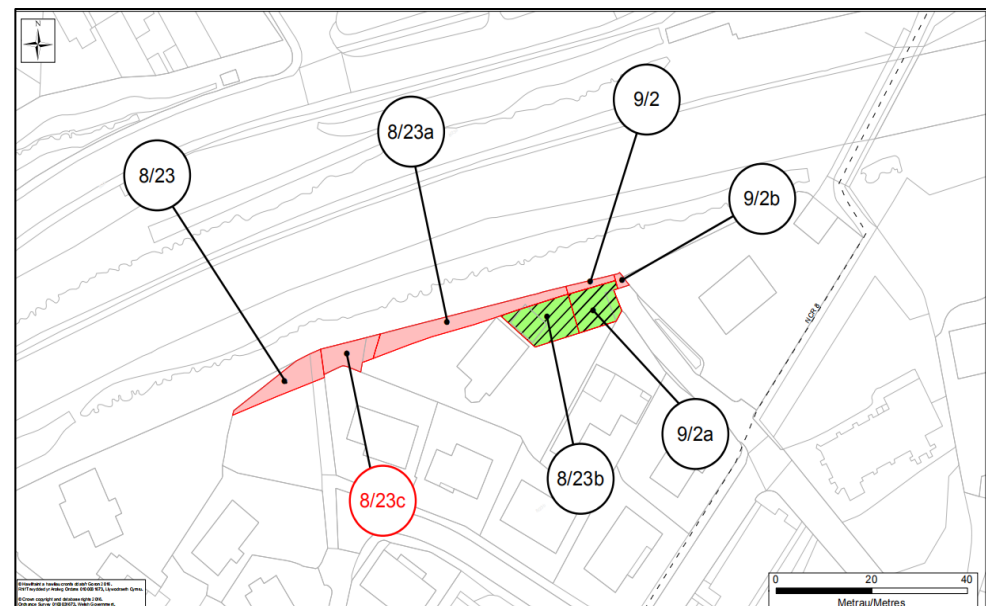
The total area of the bungalow and gardens is approximately 1053.64m²; the building plot area is 427.93m² (including access lane).

The accommodation contains two reception rooms, kitchen, three bedrooms with a family bathroom. The property also benefits from a conservatory and detached double garage.

The bungalow and garage were constructed in the mid 1960's. The property has in the past been maintained to a high standard but may be in need of modernisation and updating.

The property and is conveniently located less than two miles from Merthyr town centre and is approximately 25 miles from Cardiff. Merthyr train station is approximately 3 miles from the property.

Please note that part the property (hatched red and green on the adjacent plan) is subject to a Compulsory Purchase Order which was published on the 16th of April 2019 (Dowlais Top to Hirwaun A465) further details are available on request



Dimensions

The living accommodation comprises of the following:

Hallway 1.69m x 4.41m (5'7 x 14'6) + 5.69m x 1.21m (18'8 x 4'0)

Lounge 4.25m x 4.95m (13'11 x 16'3)

Dining room 3.02m x 3.24m (9'11 x 10'8)

Kitchen 3.06m x 3.24m (10' x 10'8

Conservatory 3.67m x 3.36m (12' x 11')

Bedroom 1 3.2m x 4.3m (10'6 x 14'1)

Bedroom 2 3.23m x 3.92m (10'7 x 12'10)

Bedroom 3 2.73m x 3.63m (8'11 x 10'9

Bathroom 2.65m x 3.24m (8'8 x 10'8)

Detached double garage 5.67m x 6m (18'6 x 19'6)

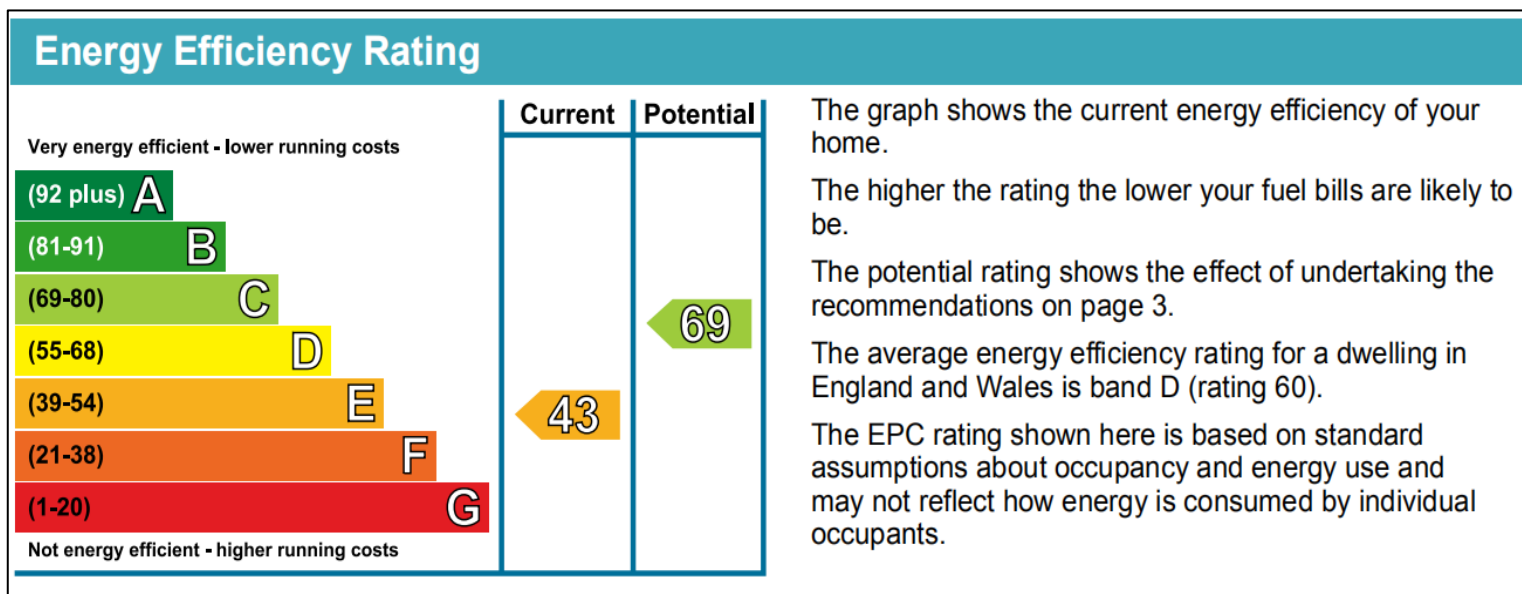


Directions: From the A470, at the roundabout, take the exit posted Heads of the Valleys/A465. Turn left onto Grawen Lane, then left onto High Street then left onto New Church Street.

Tenure: Freehold

Services: Mains water and electricity. Telephone connection.

EPC: Band E



Asking Price: OIRO £440,000 House and building plot, will split.

Viewing: Strictly by appointment with the agent.

Contact John E Jeremy Chartered Surveyors. Office 01656 650244 E-mail: rural@farmtrack.co.uk

Solicitors: FAO Reynold J Mahoney, 1st & 2nd Floors, 34 Victoria Street, Merthyr Tydfil, CF47 8BW

IMPORTANT NOTICE

- 1) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order as they have not been tested by us. Prospective purchasers should satisfy themselves on such matters prior to purchasing.
- 2) Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT necessarily precise.
- 3) Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact.