

BRINSONS

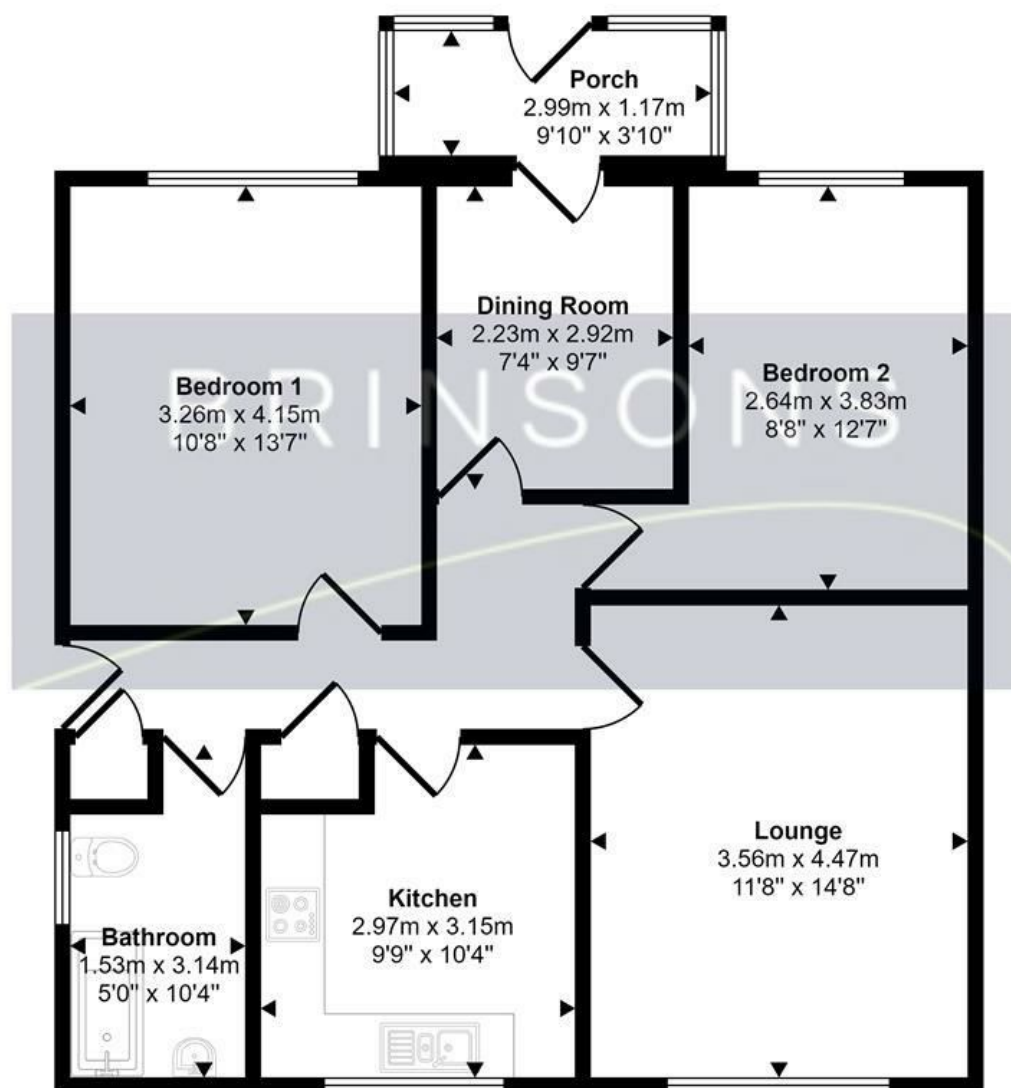
STYLISH SALES
& LETTINGS
CAERPHILLY'S HOME FOR



TYLLWYD PARCESTATE
TREHARRIS



Approx Gross Internal Area
75 sq m / 809 sq ft



Floorplan

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.

Comments by - Mr Nicholas Browne



TY LLWYD PARC ESTATE

QUAKERS YARD, CF46 5LB - OFFERS INVITED - £240,000



3 Bedroom(s)



1 Bathroom(s)



809.00 sq ft

We are pleased to offer this lovely, three bedroom, semi detached bungalow in the Ty Llwyd Parc Estate in the charming village of Quakers Yard, Treharris. This bungalow offers a wonderful opportunity for those seeking a peaceful retreat in a quiet location, a first step on the ladder or a perfect rental investment.

As you enter the bungalow, you have two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. You also have three bedrooms, that provide ample space for a growing family or visiting guests.

With a well-maintained bathroom and the convenience of off-street parking, this home offers both comfort and practicality. The separate garage adds extra storage space or the option to house your vehicle securely.

Situated in a tranquil neighbourhood, this property is an ideal opportunity for those looking to expand their property portfolio without the hassle of a chain. Whether you're looking for a peaceful place to call home or a lucrative investment, this bungalow ticks all the boxes.

Don't miss out on the chance to own a piece of this serene location - book a viewing today and envision the endless possibilities that this property has to offer!

Freehold

Council Tax - Band D

PROPERTY SPECIALIST

Mr Nicholas Browne
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Senior valuer

**Living Room**

3.56 x 4.47 (11'8" x 14'7")

Fitted carpets, double glazed window to front, power points wall mounted radiator and smooth ceilings.

Kitchen

2.97 x 3.15 (9'8" x 10'4")

Wall and base units with work surfaces over, integrated electric oven and gas hob with hood over, space for washing machine and fridge freezer, stainless steel sink and drainer with mixer tap, tiled floor and splash back, double glazed window, power points and wall mounted radiator, smooth ceilings.

Bedroom 1

3.26 x 4.15 (10'8" x 13'7")

Fitted carpet, double glazed window to rear, power points, wall mounted radiator, smooth ceilings.

Bedroom 2

2.64 x 3.83 (8'7" x 12'6")

Fitted carpet, double glazed window to rear, power points, wall mounted radiator, smooth ceilings.

Bedroom 3

2.23 x 2.92 (7'3" x 9'6")

Fitted carpet, double glazed door to lean too, power points, wall mounted radiator, smooth ceilings.

Bathroom

1.53 x 3.14 (5'0" x 10'3")

Tiled floor and walls, double glazed window to front, bath with over head shower, WC and hand wash basin, cupboard with mirror.

Garage

Detached garage. Up and over door. Door to garden.

Rear Garden

Mostly laid to lawn with patio area next to house.

Front Garden

A range of mature plants and shrubs. Small area of lawn.

Porch

2.99 x 1.17 (9'9" x 3'10")



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