

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



PENDERYN CLOSE  
MERTHYR TYDFIL





**LOUNGE**  
3.05m x 5.05m (10'0 x 16'7)

**KITCHEN/ BREAKFAST ROOM**  
2.92m x 5.05m (9'7 x 16'7)

**WC**  
0.94m x 2.31m (3'1 x 7'7)

**BEDROOM ONE**  
3.07m x 3.43m (10'1 x 11'3)

**EN SUITE**  
1.80m x 1.45m (5'11 x 4'9)

**BEDROOM TWO**  
3.23m x 2.44m (10'7 x 8'0)

**BEDROOM THREE**  
3.23m x 2.44m (10'7 x 8'0)

**BATHROOM**  
2.01m x 1.85m (6'7 x 6'1 )

**TENURE**  
Freehold

**SCHOOL CATCHMENTS**  
Primary Schools

Caedraw Primary  
Cyfarthfa Park Primary School  
Heolgerrig Community School  
Gwaunfarren Primary

Secondary Schools

Cyfarthfa High School  
Pen Y Dre High School  
St John Baptist CIW High School  
Ysgol Gyfun Rhydywaun, Rhondda Cynon Taf  
Blessed Carlo Acutis Catholic School, Merthyr Tydfil  
Afon Taf High School

**COUNCIL TAX**  
Band - D







## PENDERYN CLOSE

MERTHYR TYDFIL, CF48 1AS -  
£250,000



3 Bedroom(s)

2 Bathroom(s)

935.00 sq ft

Nestled in the desirable Penderyn Close, Merthyr Tydfil, this modern detached house offers a perfect blend of comfort and convenience. Spanning an impressive 935 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The contemporary design throughout the home ensures a stylish yet functional living environment. With two bathrooms, morning routines will be a breeze, providing ample facilities for all residents.

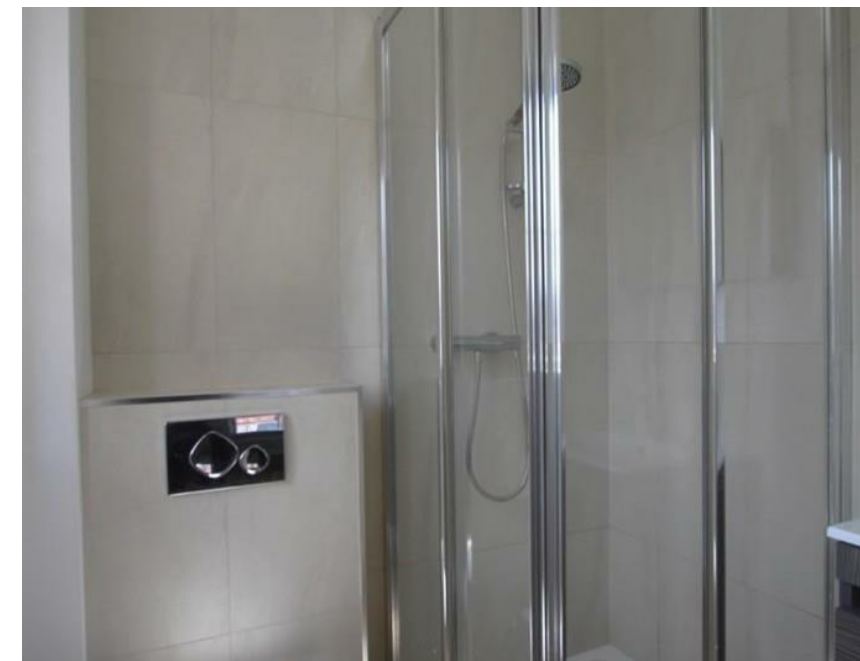
One of the standout features of this property is the gorgeous rear garden, which offers a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the side parking accommodates up to two vehicles, providing convenience for homeowners and visitors alike.

Situated in a sought-after location, this home is conveniently close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This property is not just a house; it is a wonderful opportunity to create lasting memories in a vibrant community.

In summary, this modern three-bedroom detached house on Penderyn Close is a rare find, combining spacious living with a beautiful garden and excellent parking options. It is a perfect choice for those looking to settle in a welcoming neighbourhood. Don't miss the chance to make this delightful property your new home.

### PROPERTY SPECIALIST

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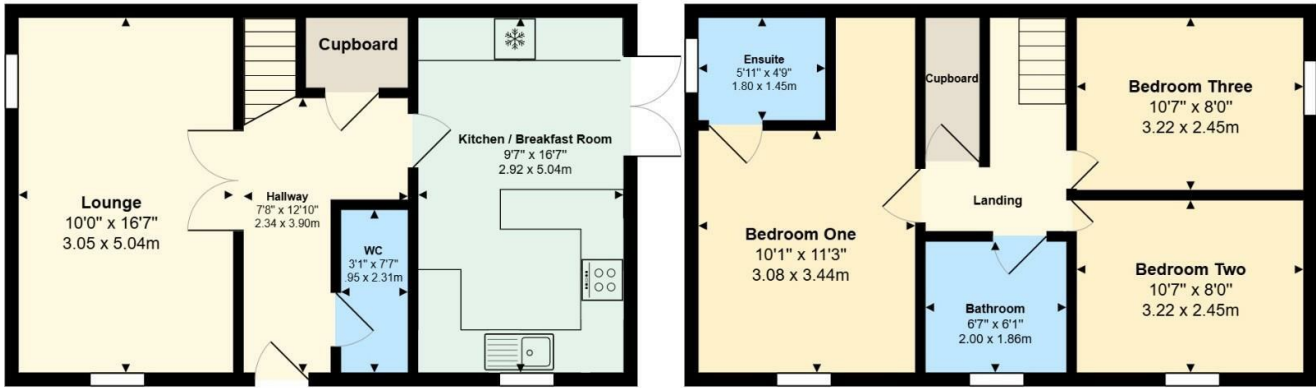






 Penderyn Close, Merthyr Tydfil

33, Penderyn Close, Ynysfach, CF48 1AS



Total Area: 935 ft² ... 86.8 m²  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 