



£495,000 Freehold

Swansea Road | Merthyr Tydfil | CF48 1HN

Hern &
Crabtree

Nestled just off Swansea Road in Merthyr Tydfil, this unique detached four-bedroom bungalow is a gem waiting to be discovered. Boasting gated grounds and no onward chain, this property offers a spacious layout that is sure to impress.

As you step inside, you are greeted by an impressive entrance hall with a vaulted ceiling. The kitchen/dining room provides a perfect space for family meals and entertaining guests, while a separate WC adds convenience to this charming abode.

Ideal for those seeking single-level living or a growing family, this bungalow offers versatility to cater to various lifestyles. Situated just a short drive away from the retail park and town centre, you'll have easy access to amenities and shopping options.

One of the standout features of this property is its location - on the cusp of the national park, offering a tranquil escape into nature, yet within approximately 30 minutes, you can find yourself in the vibrant city of Cardiff.

Don't miss out on the opportunity to make this delightful bungalow your new home, where comfort, convenience, and natural beauty converge seamlessly.



Entrance

Entered via a composite front door into a large hallway.

Hallway

Dog leg stairs lead up to the first floor. Radiator. Skylight. Double-glazed window to the front. Large under-stair cupboards. Airing cupboard and a further cupboard ideal for coats and shoes.

Ground Floor WC 6'4" x 4'1"

Double glazed window to the front. Heated towel rail. WC. Sink.

Master Bedroom 16'4" x 15'10"

Double glazed bay windows to the front. Two radiators. Built-in wardrobes.

Ground Floor Bathroom 8'5" x 8'9"

Double-glazed obscure window to the side. Travertine tiled walls and floor. Stand-alone bath. WC. Sink. Heated towel rail. Walk-in shower.

Bedroom Two 12'10" x 10'9"

Double glazed windows

to the rear. Radiator. Two sets of built-in wardrobes.

Bedroom Three 11'10" x 12'

Double glazed windows to the rear. Radiator. Built-in wardrobes.

Living Room 15'9" x 15'10"

Double-glazed bay windows to the front. Double-glazed obscure windows to the side. Two radiators. Inglenook fireplace with wood-burning stove.



Study 8'9" x 8'11"

Double glazed windows to the side. Radiator.

Kitchen 20'2" x 13'10"

Double-glazed windows to the rear. Variety of wall and base units with solid oak doors. Central Island. Tiled splashback. Laminated work surfaces. Ceramic sink and drainer. Integrated dishwasher, five-ring gas hob, electric grill and double oven. Welsh slate floor.

Utility area 6'1" x 8'2"

Double glazed windows to the rear. Selection of base units. Laminate work surface with stainless steel sink and drainer. Tiled splashback. Boiler.

Tiled flooring. Plumbing for washing machine and space for tumble dryer. Radiator.

Ground Floor Shower Room 6'1" x 2'10"

Tiled walls and floor. Shower cubicle with glass door and plumbing for shower (to be installed).

First Floor

Landing

Landing with a skylight. Access to:

Walking storage room 10'8" max x 20'4" max

Large 'L' shaped room with sloping ceilings. There are no windows to this room but could easily become an

en-suite, dressing room or even a fifth bedroom with window instalment.

Master bedroom /sitting room 27'11" max x 20'2" max

Impressively spacious 'L' shaped room. Double-glazed skylights to the front and rear. Radiator. Under eaves storage cupboards.

Outside

Front Garden

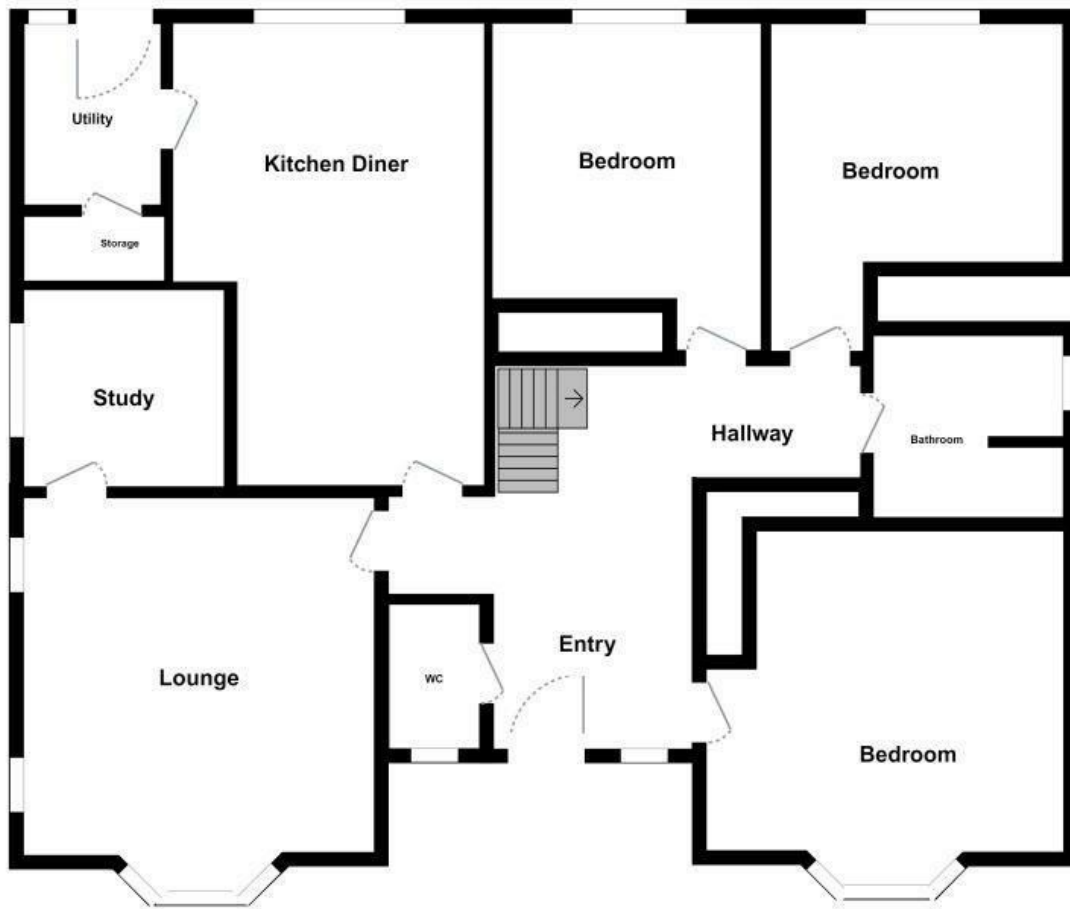
Gated driveway. Brick pathway leads to the front of the property with lawn areas either side. Mature trees and hedging. Parking for several vehicles.

Rear and side gardens

The rear garden offers a lawn with a

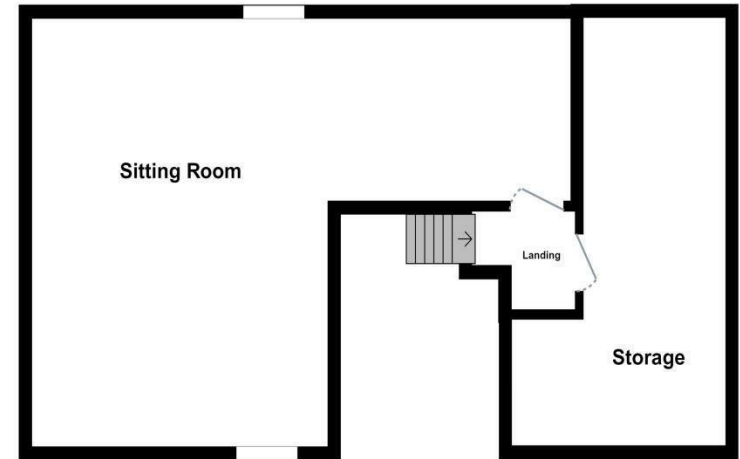
path to both sides. Patio and decorative chippings and a variety of shrubs. Brick-built and rendered garden outhouse with power and light.





For illustration purposes only. Not to scale.

Ground Floor

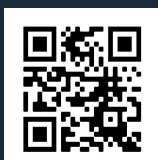


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1st Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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	



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