



## Ty Bruce Lane

Hiwaun, CF44 9TD

£325,000



Situated in the popular village of Hirwaun, this individually built 4-bedroom detached family house on Ty Bruce Lane is a true gem waiting to be discovered. As you step into the spacious entrance hall, you are greeted by two excellent reception rooms, perfect for entertaining guests or simply relaxing.

The generously sized fitted kitchen, utility room and downstairs w.c. add convenience to everyday living. Upstairs, a spacious landing leads to a large family bathroom with a separate shower, a master bedroom boasting an en-suite shower room, two additional double bedrooms, and a versatile fourth bedroom/study.

Outside, the property offers easy-to-maintain gardens, an entrance drive, and off-road parking for up to three vehicles, including a garage. With underfloor heating and double-glazed windows, this home ensures warmth and comfort all year round.

Don't miss the opportunity to make this house your home and enjoy village life while still being within easy reach of amenities. Book a viewing today and step into your future at Ty Bruce Lane!



### Entrance Hall

Double glazed front door. Stairs to first floor.

### Lounge 16'10 x 12'11 (5.13m x 3.94m)

Bay window to front aspect. Log burning stone, wooden floor.

### Dining Room 12'11 x 14'6 (3.94m x 4.42m)

Tiled floor. Double glazed patio doors to rear aspect.

### Fitted kitchen 11'4 x 14'3 (3.45m x 4.34m)

With a modern range of wall and base units. Stainless steel sink unit. Two double glazed windows to rear aspect.

### Utility Room

### Cloakroom

With a modern suite in white comprising w.c., and wash hand basin.

### Landing

### Family Bathroom

With modern suite in white comprising corner bath, separate shower enclosure, double glazed window to rear aspect.

### Bedroom 1 12'9 x 15'10 (3.89m x 4.83m)

Upvc double glazed window to front aspect. radiator. fitted wardrobe.

### En-suite Shower Room

With shower cubicle, w.c., wash hand basin. Heated towel rail.

### Bedroom 2 12'10 x 15'3 (3.91m x 4.65m)

Radiator. Upvc double glazed window.

### Bedroom 3 11'8 x 12'9 (3.56m x 3.89m)

Radiator. Upvc double glazed window.

### Bedroom 4/study 8'4 x 8'3 (2.54m x 2.51m)

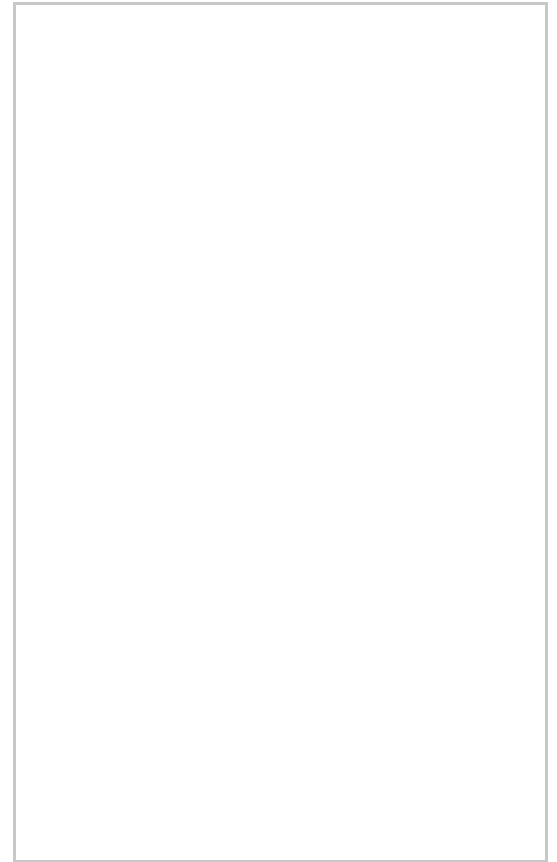
### Outside

Front block paved driveway with ample off road parking.

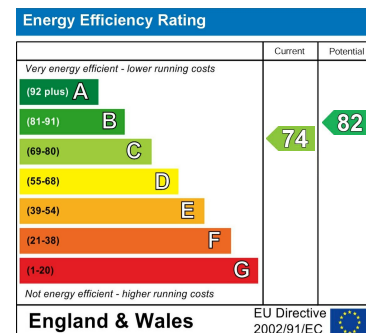
### Area Map



### Floor Plans



### Energy Efficiency Graph



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