



Parc Brychan, offers over £350,000

- Tax band E
- South facing garden
- Garage + Driveway
- Cul-de-sac location
- Family Bathroom + W.C + 2 en-suites
- EPC Rating: C



 4  3  1



About the property

A detached four bedroom property set in a popular cul-de-sac location in a residential area in Penydarran, Merthyr Tydfil.

The ground floor comprises of entrance hall, W.C, spacious reception room and open plan kitchen/ dining room with patio doors leading to a spacious south facing rear enclosed garden providing rear access to the garage. To the first floor there are four double bedrooms, two of which boasting en suites and a family bathroom. The property also provides off road parking via a garage and multi car driveway.

The property is ideally located within close proximity to Cyfarthfa Park, Cyfarthfa Retail Park, Merthyr Tydfil town centre and close to popular attractions such as Bike Park Wales and the Brecon Beacons National Park. Road links include A470 and A465 Heads of the Valleys Road, perfect for commuting.

Early viewing highly recommended to avoid disappointment and to fully appreciate all this property has to offer.



Accommodation

Entrance Hall

W.C

Window to front. Wash basin and sink.

Reception Room

16' 5" max x 11' 6" max (5.00m max x 3.51m max)
Window to front.

Kitchen/dining Room

19' max x 10' 9" max (5.79m max x 3.28m max)
Fitted eye level cupboards. Window to rear. Patio doors to rear garden.

Bathroom

Landing

Doors to all bedrooms.

Bedroom 1

13' 2" x 8' 9" (4.01m x 2.67m)
Window to front. Fitted wardrobe.

En Suite 1

Fitted shower, wash basin and toilet.

Bedroom 2

12' 6" x 12' 1" (3.81m x 3.68m)
Fitted wardrobes. Window to rear.

En Suite 2

Fitted shower, wash basin and toilet.

Bedroom 3

12' x 11' (3.66m x 3.35m)
Window to front.

Bedroom 4

8' 7" x 6' 7" (2.62m x 2.01m)
Window to front.

01685 722223

merthytydfil@peteralan.co.uk

Floorplan



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