



## Pen Y Dyffryn, £290,000

- Council Tax - Band E
- No onward chain
- Well-presented
- Garage + Driveway
- Conservatory
- Great location
- EPC Rating: C



3 2 2



## About the property

A well-presented, three-bedroom, detached property in a great location in a popular residential location in Pen Y Duffryn, Merthyr Tydfil. Being sold with no onward chain.

The ground floor comprises of a entrance hall, reception room, W.C, kitchen/diner and conservatory. To the first floor is the family bathroom and three bedrooms - with the master bedroom boasting an en-suite. To the rear of the property is an enclosed garden. Off road parking is also provide via a driveway and garage.

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

Early viewing highly recommended to appreciate all this property has to offer.



## Accommodation

### Hall

8' 5" Max x 10' 2" Max ( 2.57m Max x 3.10m Max )

### Reception Room

11' 2" Plus bay window x 14' 3" Max ( 3.40m Plus bay window x 4.34m Max )

### W.C.

### Bedroom 3

10' 8" Max x 8' Max ( 3.25m Max x 2.44m Max )

### Kitchen/Diner

11' 3" Max x 18' 5" Max ( 3.43m Max x 5.61m Max )

### Conservatory

11' 2" Max x 19' 4" Max ( 3.40m Max x 5.89m Max )

### Landing

### Bedroom 1

11' 3" Max x 12' 6" Max ( 3.43m Max x 3.81m Max )

### En-Suite

### Bedroom 2

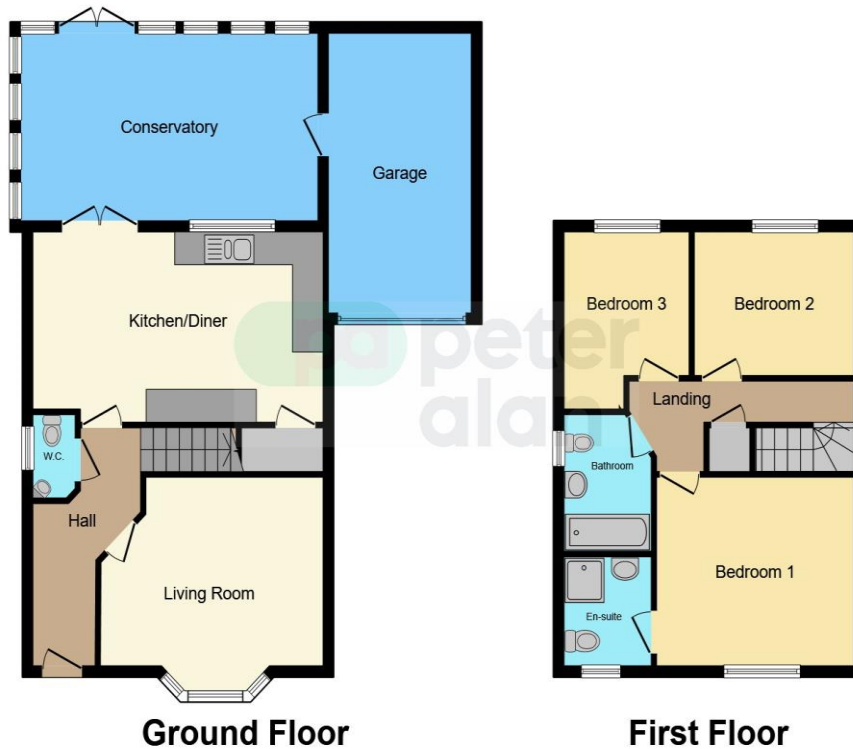
### Garage

16' 7" Max x 9' 1" Max ( 5.05m Max x 2.77m Max )

01685 722223

merthyrdfil@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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