



Harlech Drive, £399,995

- Council Tax E
- Conservatory
- Open- plan living
- Garage and Driveway
- Beautiful views
- Balcony
- EPC Rating: D



 4  2  3



About the property

Presenting this distinguished detached property, up for sale and in good condition. It's a perfect home for families and couples, nestled in a location that boasts excellent public transport links, nearby schools, local amenities, and picturesque walking routes.

This property offers four well-proportioned bedrooms - three of which include built-in wardrobes ensuring ample storage space. The master bedroom is a true highlight, featuring an en-suite, a dressing area with built-in wardrobes for a luxurious living experience.

The home is well-equipped with a large bathroom, making it ideal for a bustling household and the downstairs W.C adds to the functionality of the property. The open-plan kitchen is designed with utility and functionality in mind, encompassing a dining space for family meals and gathering and leads to the reception area with dining area and access to the snug. The second reception area provides direct access to the garden, allowing for a seamless indoor-outdoor living experience and features a games area with access to the garage.

Unique features of the property include a garage for secure parking or additional storage, a BBQ area for



Accommodation

Hall

10' 6" Max x 8' 2" Max (3.20m Max x 2.49m Max)

Sitting/Games Room

Living Area

Sitting Area

14' 4" Max x 18' Max (4.37m Max x 5.49m Max)

15' 6" Max x 10' 1" Max (4.72m Max x 3.07m Max)

Games Area

Conservatory

14' 3" Max x 9' 4" Max (4.34m Max x 2.84m Max)

17' Max x 11' 7" Max (5.18m Max x 3.53m Max)

W.C.

Landing

Utilty

Balcony

Kitchen/Dining/Snug/Living

Bedroom 1

10' 4" Max x 15' Max (3.15m Max x 4.57m Max)

Kitchen Area

Dressing Area

13' 6" Max x 10' Max (4.11m Max x 3.05m Max)

Dining Area

En-Suite

Bedroom 2

10' 4" Max x 14' 4" Max (3.15m Max x 4.37m Max)

8' 8" Max x 10' 4" Max (2.64m Max x 3.15m Max)

Snug Area

Bedroom 3

9' 5" Max x 10' 8" Max (2.87m Max x 3.25m Max)

Bedroom 4

01685 722223

merthytydfil@peteralan.co.uk

Floorplan



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