

Selling with us

Property Details Approval Form

21 Harlech Drive, Merthyr
Tydfil, Mid Glamorgan, Wales,
CF48 1JU

Date: 11 December 2024

Property Ref and Version: MER305450 - 0012

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

offers over £385,000

Tenure: Freehold

Key Features

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

Short Description

This distinguished detached property offers four bedrooms (including a luxurious master suite), spacious open-plan living areas, perfect for families and couples. With local excellent transport links, nearby schools, local amenities, and picturesque walking routes.

Long Description

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 are 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 outdoor entertaining. The property is adorned with both a front and rear garden, providing ample outdoor space. A

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balcony is also included, offering a beautiful view of the surrounding area . The property also boasts a boiler installed in August 2024.

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Room Description

Hall

Sitting/Games Room

Sitting Area

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

Games Area

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

W.C.

Utilty

Kitchen/Dining/Snug/Living

Kitchen Area

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

Dining Area

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

Snug Area

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

Living Area

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

Conservatory

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

Landing

Balcony

Bedroom 1

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

Dressing Area

En-Suite

Bedroom 2

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

Bedroom 3

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Room Description

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

Bedroom 4

8' 6" Max x 10' 8" Max (2.59m Max x 3.25m Max)

Bathroom

Garage

15' 2" Max x 9' 5" Max (4.62m Max x 2.87m Max)

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Floor Plan



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

Approval

	Signature	Date
Leah Holley		
Mr R.L. Francis		