



## Brondeg, offers over £220,000

- Council tax band B
- Driveway
- Potential to extend (subject to planning permission being obtained)
- Well-presented throughout
- Close to local amenities
- EPC Rating: E



 3  1  2



## About the property

A three-bedroom, semi-detached house for sale. This property is well-presented and is an ideal purchase for families and couples alike. Set in the heart of Heolgerrig and a short distance from Cyfarthfa Retail Park.

The property boasts a total of three bedrooms, providing ample space for all the family. There are also two reception rooms, with one offering direct access to the garden, perfect for entertaining guests or enjoying family time. The property also boasts a well-appointed kitchen.

This property features a spacious rear garden, with potential to extend (subject to planning permission)

Additionally, there is a driveway providing off-street parking, a valuable asset in any residential property.

The property is conveniently located near public transport links, local amenities, and walking routes, making it an ideal home for those who enjoy an active lifestyle. Additionally, the property is in close proximity to nearby schools, making it a great choice for families with children.



## Accommodation

### Hall

### Bathroom

### Reception Room

17' 5" Max x 12' 1" Max ( 5.31m Max x 3.68m Max )

### Sitting Room

11' 1" Max x 9' 11" Max ( 3.38m Max x 3.02m Max )

### Kitchen

7' 6" Max x 10' 2" Max ( 2.29m Max x 3.10m Max )

### Rear Hall

### Landing

### Bedroom 1

Irregular Shaped Room x ( x )

### Bedroom 2

12' 5" Max x 9' 4" Max ( 3.78m Max x 2.84m Max )

### Bedroom 3

8' 1" Max x 9' 6" Max ( 2.46m Max x 2.90m Max )

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## Floorplan



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