



## Parc Brychan, offers over £340,000

- COUNCIL TAX F
- No onward chain
- Set in a popular residential cul-de-sac
- Garage and driveway
- Spacious rear garden
- master with en-suite
- EPC Rating: C



 4  2  1



## About the property

Presenting a charming detached house, currently listed for sale. This property is well-presented with the benefit of no onward chain. Nestled in a location with excellent public transport links, nearby schools, local amenities, and walking routes, this home is ideal for families and couples alike.

The property boasts an open-plan kitchen with a dedicated dining space and direct access to a well-maintained rear garden. The house also offers one reception room that presents an array of opportunities for use also boasts a study that is currently being used as a second reception room.

There are four bedrooms in total, with the master bedroom featuring an en-suite and built-in wardrobes. The second bedroom is a spacious double with built-in wardrobes, providing ample storage space.

The property benefits from a single bathroom that is well-maintained and ground floor W.C, catering to the needs of a busy household

As for the unique features, the house presents an open-plan living space, a garage for secure parking or



## Accommodation

### Hall

### Reception Room

15' 1" Plus bay x 11' 4" Max ( 4.60m Plus bay x 3.45m Max )

### Kitchen/Dining Room

11' 4" Max x 25' 1" Max ( 3.45m Max x 7.65m Max )

### W.C

### Office/Study

8' 6" Max x 7' 10" Max ( 2.59m Max x 2.39m Max )

### Landing

### Bedroom 1

9' 6" Plus door recess x 11' 4" Plus built in wardrobe ( 2.90m Plus door recess x 3.45m Plus built in wardrobe )

### En-Suite

### Bedroom 2

11' 2" Plus door recess x 10' 4" Plus built in wardrobe ( 3.40m Plus door recess x 3.15m Plus built in wardrobe )

### Bedroom 3

11' Max x 9' 6" Max ( 3.35m Max x 2.90m Max )

### Bedroom 4

8' 11" Max x 8' 9" Max ( 2.72m Max x 2.67m Max )

### Bathroom

### Garage

18' 7" Max x 9' 3" Max ( 5.66m Max x 2.82m Max )



01685 722223

merthytydfil@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)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

**pa** peter  
alan