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Bryn Gwennol Sunny Bank, Treharris

offers over £550,000

**peter
alan**

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About the property

Presenting a truly immaculate detached house for sale, offering an abundance of space and comfort, perfectly suited for families in search of a place to call home. This exquisite property is set over three storeys, providing ample space for a growing family or for those who enjoy hosting.

The accommodation comprises four well-proportioned bedrooms (master with ensuite) and a well-appointed bathroom. Furthermore, there are four reception rooms included, providing an array of options for entertainment or relaxation, each room showcasing a tasteful blend of comfort and sophistication.

At the heart of the home is a splendid open-plan kitchen, complete with dining space.

As a standout feature, the property is surrounded by large wrap-around gardens, offering a tranquil oasis for outdoor leisure and activities. The outdoor space also includes a driveway and a detached garage, providing additional storage and secure off-street parking.

The property's location is another major advantage, being in close proximity to local amenities. This ensures that all essentials, including shopping, dining, and recreational facilities, are readily available within a short distance from your doorstep. Ideal for commuting

Accommodation

Hallway

Enter via opaque UPVC double glazed door to hallway. Ceramic tile flooring. Radiator. Stairs to first floor. Double doors to living room, kitchen and dining room.

Dining Room

14' 1" x 15' (4.29m x 4.57m)
UPVC double glazed bay window to front elevation. Wood laminate flooring. Feature gas fire.

Living Room

15' x 16' 3" (4.57m x 4.95m)
UPVC double glazed bay window to front elevation. UPVC double glazed French doors to side elevation. Radiator. Wood laminate flooring. Radiator.

Kitchen/Dining Room

19' 8" x 14' (5.99m x 4.27m)
A spacious open plan kitchen/diner. Kitchen is fitted with a good range of base units with laminate worktops incorporating a one and a half sink bowl and drainer. Built in Tecnik range style oven with halogen hob and cooker hood over. Integrated wine cooler, dishwasher, fridge and freezer. Ceramic tiled flooring. Wall cupboards. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed French doors to rear balcony which is decked and railings. Door to utility room and sitting room.

Utility Room

14' 2" x 5' 8" (4.32m x 1.73m)
Fitted with a range of base units with laminate worktops incorporating a one and a half sink bowl and drainer. Plumbing





for washing machine. Ceramic tile flooring. Radiator. UPVC double glazed window and door to side. Door to study/playroom.

Study/Playroom

10' 7" x 7' 11" (3.23m x 2.41m)
UPVC double glazed window to rear elevation. Radiator. Wall mounted Baxi boiler.

Cloakroom/Wc

Comprising close coupled WC and wash hand basin. Ceramic tile flooring. Radiator. Opaque UPVC double glazed window to rear elevation.

Sitting Room

14' x 12' 3" (4.27m x 3.73m)
UPVC double glazed window to rear and side elevations. Radiator. Ceramic tile flooring.

Landing

Doors to bathroom, storage cupboard and bedrooms. Radiator.

Bathroom



Refitted bathroom comprising bath, corner shower and close coupled WC. Ceramic tile flooring. Opaque UPVC double glazed window to front elevation. Heated towel rail. Extractor fan.

Bedroom One

15' 2" x 14' (4.62m x 4.27m)
UPVC double glazed window to front elevation. Wood laminate flooring. Radiator. Fitted range of mirrored sliding wardrobes. Door to ensuite. Inset spotlighting.

Ensuite

Comprising double shower cubicle, close coupled WC and wash hand basin set in vanity unit. Heated towel rail. Opaque UPVC double glazed window to front elevation. PVC wall panelling. Inset spotlighting and extractor fan.

Bedroom Two

14' x 12' 5" (4.27m x 3.78m)
UPVC double glazed window to side elevation. Radiator.

Bedroom Three

12' 1" x 9' 9" (3.68m x 2.97m)



UPVC double glazed window to rear elevation with pleasant views over garden and surrounding woodland. Radiator.

Bedroom Four

7' 3" x 9' 10" (2.21m x 3.00m)
UPVC double glazed window to rear elevation with pleasant views. Radiator.

Garage

14' 7" x 17' 6" (4.45m x 5.33m)
Remote control electric roller shutter door. Window to rear. Door to side. Power and light

Basement Rooms

Three separate areas with great potential for conversion into rooms.

Room One - Measures approximately 14'4 x 14'0 - Power and light. Open to;

Room Two - 19'10 x 14'0 - Power & light. Open to;

Room Three - (Potential room) Excavated room with work needed to finish.





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