



## Ffrwd Wen Park Lane, offers over £400,000

- COUNCIL TAX E
- No onward chain
- Potential Air BnB
- Set over three floors
- Off-road parking
- Well-presented throughout
- EPC Rating: D



 4
  3
  2



## About the property

A distinguished detached house for sale in Treharris. The property is set over three floors exuding a sense of space and comfort, making it an exceptional choice for families, couples, and potential Airbnb entrepreneurs.

The property boasts four bedrooms, offering plenty of room for a growing family or for accommodating guests. Furthermore, the house is fitted with one bathroom and two shower rooms , providing the convenience of having a shower/bathroom on each floor.

At the heart of this property are two expansive reception rooms. The first reception room is an open-plan marvel, featuring large windows that bathe the room in natural light. It also benefits from direct access to a balcony, enabling indoor-outdoor living during the warmer months. This room also includes a dining area, ideal for both family meals and entertaining guests. The second reception room on the lower ground floor is seamlessly integrated with the kitchen, creating an open and sociable space where cooking and relaxation can blend together effortlessly and was previously used as a air BnB.

Unique features of this property include a garden that provides an oasis of calm, a driveway for secure off-



## Accommodation

### Hall

### Bedroom 4

11' 1" Max x 8' 9" Max ( 3.38m Max x 2.67m Max )

### Bedroom 3

9' 9" Max x 12' 8" Max ( 2.97m Max x 3.86m Max )

### Bathroom

### Kitchen

Irregular Shaped Room x ( x )

### Reception 1

### Bedroom 2

10' 8" Max x 15' 4" Max ( 3.25m Max x 4.67m Max )  
Restricted head height.

### Bedroom 1

10' 8" Max x 18' 3" Max ( 3.25m Max x 5.56m Max )  
Restricted head height.

### Shower Room

Restricted head height.

### Reception Room 2

### Shower Room

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## Floorplan



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