



## Ty Y Mynydd Cloth Hall

**£470,000**

- Council tax F
- Superb four bedroom three storey family home
- Adjacent to the golf course
- Driveway & garage
- Three large reception rooms
- No onward chain
- EPC Rating: C



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## About the property

An exceptional opportunity to acquire this impressive family home, offering space, style, and a prime location. Built in 1989, this individually designed property boasts a generous and well-planned layout, perfect for modern family living. The ground floor features a welcoming entrance hallway, a spacious 27'6 x 13'6 lounge, a cloakroom/WC, a cosy sitting room, and a superb kitchen/dining room, ideal for entertaining. A utility room and internal access to the garage provide additional convenience.

The lower ground floor offers a versatile sitting/family room, creating the perfect space for relaxation or entertaining. Upstairs, four well-proportioned double bedrooms include a master with ensuite, complemented by a large family bathroom.

Occupying a substantial plot in the highly sought-after area of Upper Cefn Coed, this home benefits from ample driveway parking and double integral garage. Positioned at the top of Cloth Hall Lane, adjacent to the Golf Club, it enjoys breathtaking open views across the valley and surrounding countryside, providing a tranquil and picturesque setting.

Located in Cefn Coed near Cyfarthfa Park, offering easy access to scenic walks and outdoor activities. Town





## Accommodation

### Entrance Hallway

Enter via an opaque UPVC double glazed door to hallway. Doors to WC, cloakroom/WC, sitting room, kitchen and lounge. Stairs to first floor. Radiator.

### Lounge

27' 6" x 13' 6" ( 8.38m x 4.11m )  
UPVC double glazed window to front elevation.  
UPVC double glazed patio doors leading to rear garden. Two radiators. Feature fireplace.

### Cloakroom/Wc

Comprising close coupled WC and pedestal wash hand basin. Radiator. Tiled splashbacks.

### Sitting Room/Study

13' 6" x 11' 9" ( 4.11m x 3.58m )  
UPVC double glazed window to rear elevation.  
Radiator.

### Kitchen/Dining Room

27' 7" x 13' 5" ( 8.41m x 4.09m )

This well-appointed kitchen features a variety of fitted units, including base units with laminate worktops, seamlessly incorporating a one-and-a-half stainless steel sink with a bowl and drainer. It is equipped with an integrated electric oven and gas hob, complete with a cooker hood above, while tiled splashbacks add a stylish and practical touch. A UPVC double-glazed window to the side elevation offers pleasant views, enhancing the space with natural light. A door leads to the adjoining utility room, while the kitchen flows effortlessly into a spacious dining area, which benefits from a UPVC double-glazed window to the rear elevation and a radiator for added comfort. Stairs provide access to the lower ground floor, completing this thoughtfully designed space.

### Utility Room

18' 5" x 6' 5" ( 5.61m x 1.96m )  
Laminate worktop. Plumbing for washing machine. Opaque UPVC double glazed door to side with covered balcony area. Radiator. Ceramic tile flooring. Opaque window to front elevation. Door to garage.

### Garage

19' 3" x 18' 2" ( 5.87m x 5.54m )

01685 722223

merthyrttydfil@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)



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