



Lakeside Gardens, £350,000

- Council Tax Band
- No onward chain
- Previously used as an Air BnB
- Modernised throughout
- Garage and Driveway
- Close to Cyfarthfa Park
- EPC Rating: D



3 1 1



About the property

A detached bungalow in a sought after location in Lakeside Garden. The property boasts a generously sized reception room, which offers a stunning view, making it a perfect area for relaxation or entertaining guests. The property has been modernised throughout by the current owner with significant upgrades made, making this property a blank canvas.

The house includes a kitchen with ample space for dining, ensuring mealtimes are a comfortable and enjoyable experience. In addition to the communal living spaces, the property comprises three bedrooms and a shower room.

One of the unique selling points of this property is its desirable location. It is situated close to public transport links, local amenities, and sought-after schools, making it a fantastic choice for families or couples. Moreover, it is near walking routes and the beautiful Cyfarthfa Park, offering plenty of opportunities for leisurely strolls or active outdoor pursuits.

Adding to its appeal, the property benefits from a garden and a driveway, enhancing its overall appeal and practicality. It's worth mentioning that the property comes with no onward chain, which could make the



Accommodation

Hall

Lounge

22' 8" Max x 12' 1" Max (6.91m Max x 3.68m Max)

Kitchen/Diner

15' 5" Max x 11' 6" Max (4.70m Max x 3.51m Max)

Shower Room

Bedroom 1

12' 7" Max x 11' Max (3.84m Max x 3.35m Max)

Bedroom 2

10' 9" Max x 8' 7" Max (3.28m Max x 2.62m Max)

Bedroom 3

9' 7" Max x 7' 7" Max (2.92m Max x 2.31m Max)

Garage

17' Max x 9' 3" Max (5.18m Max x 2.82m Max)

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

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