



## River View Villas, £410,000

- Council Tax Band E
- Driveway
- Set in a spacious plot
- Study
- Master with en-suite
- Beautiful views
- EPC Rating: C



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## About the property

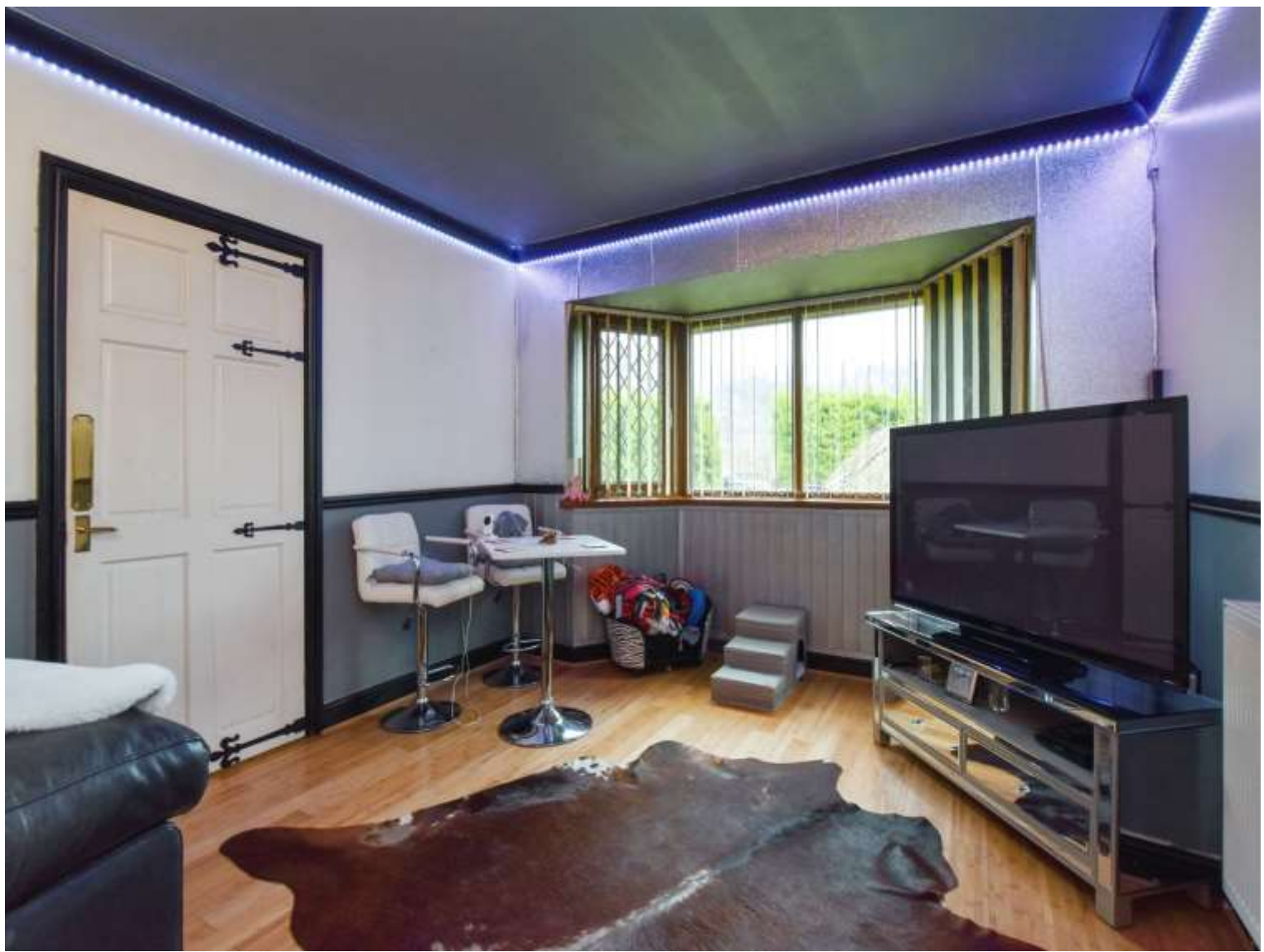
A charming, detached house in a popular location in Aberfan, Merthyr Tydfil. The house boasts a spacious plot with a selection of unique features that add to its charm and functionality.

The residence comprises four well-portioned bedrooms with the primary bedroom benefitting from an en-suite for added convenience and luxury. The property also incorporates an open-plan kitchen/family room with direct access to the garden. This modern, functional space will undoubtedly be the heart of the home, perfect for cooking, socialising and entertaining guests. The property also features a study area, ideal for those who work from home or require a quiet space for reading or hobbies.

One of the standout features of this property is the sizeable garden, which includes a summer house. This creates a perfect setting for outdoor enjoyment, BBQs, or simply soaking up the sun. Additionally, the property provides the convenience of off-street parking.

Situated in a popular location, the property is ideally located close to excellent public transport links, local amenities, and nearby schools, making it a perfect choice for families. Moreover, with the property's size and facilities, it also presents a potential opportunity for a profitable Air BnB or multi-generational living.





## Accommodation

### Hallway

9' 3" Max x 8' 3" Max ( 2.82m Max x 2.51m Max )

### Study

### Bedroom 3

9' 3" Max x 8' 3" Max ( 2.82m Max x 2.51m Max )

### W.C.

### Bedroom 4

### Living Room/Kitchen

7' 7" Max x 8' 3" Max ( 2.31m Max x 2.51m Max )

### Living Area

### Bathroom

28' 1" Plus bay window x 10' 9" Max ( 8.56m Plus bay window x 3.28m Max )

### Kitchen Area

8' 8" Max x 14' 6" Max ( 2.64m Max x 4.42m Max )

### Landing

### Bedroom 1

10' 9" Plus fitted wardrobe x 10' 9" Max ( 3.28m Plus fitted wardrobe x 3.28m Max )

### En-Suite

### Bedroom 2

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## 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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