



## Danyronen, £290,000

- Council Tax Band C
- Ideal family home
- Off-Road Parking
- Sun Room
- Spacious garden
- Well-presented throughout
- EPC Rating: D



 4  1  1



## About the property

Presenting a charming end-of-terrace house in a sought-after location in Heolgerrig, Merthyr Tydfil. This property is well-presented and offers an appealing blend of traditional character and modern convenience. The house boasts four bedrooms, a single bathroom, and a well-proportioned reception room complete with a fireplace. The property boasts a well-appointed kitchen, which provides direct access to the garden. The property also features a convenient W.C and an inviting sunroom.

One of the unique features of this property is the generous garden space. Adding to its appeal, the property benefits from off-road parking for multiple cars.

Beyond the home itself, the location has much to offer. With close proximity to public transport links, local amenities, and nearby schools, this property is ideally situated for families. Nature lovers will appreciate the nearby walking routes, while shoppers will benefit from being near to Cyfarthfa Retail Park.

In conclusion, this house presents a rare opportunity to purchase a well-maintained property in a desirable location, making it a great choice for families.





# Accommodation

## Hallway

## Living/Dining Room

23' 2" Max x 12' 9" Max ( 7.06m Max x 3.89m Max )  
**W.C.**

## Kitchen/Sun Room

## Kitchen Area

16' 8" Max x 10' Max ( 5.08m Max x 3.05m Max )  
**Sun Room Area**

11' 9" Max x 6' 2" Max ( 3.58m Max x 1.88m Max )  
**Landing**

## Bedroom 1

10' 3" Max x 12' 7" Plus walk-in wardrobe ( 3.12m Max x 3.84m Plus walk-in wardrobe )  
**Bedroom 2**

12' 2" Max x 10' 6" Max ( 3.71m Max x 3.20m Max )

## Bedroom 3

10' 4" Max x 9' 8" Max ( 3.15m Max x 2.95m Max )  
**Bathroom**

## Attic Room

13' 3" Max x 13' 2" Max ( 4.04m Max x 4.01m Max )  
Restricted head height.

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## Floorplan



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