



Upland Drive offers over £375,000

- Council Tax Band E
- No onward chain
- Beautiful views
- Detached garage
- Utility room
- Master with en-suite
- EPC Rating: B



 4  2  1



About the property

Presenting this well-presented, detached house for sale, a remarkable opportunity to purchase a beautiful family home with no onward chain. This property is ideally situated in a sought-after location, with close proximity to public transport links, local amenities, nearby schools, and scenic walking routes.

The house boasts four spacious bedrooms, with the master bedroom benefitting from an en-suite for added convenience. The remaining bedrooms are equally well-appointed and offer ample space for a growing family. The main family bathroom complements the overall aesthetic and functionality of the house.

The heart of the home is the open-plan kitchen, designed with modern living in mind. It offers a seamless flow for cooking, dining, and entertaining. Adjoining the kitchen, there is a single reception room that can serve a multitude of purposes, from a formal dining area to a relaxed family lounge.

Notably, the property features an array of unique features that truly sets it apart. These include a well-maintained garden, perfect for outdoor relaxation or children's play, a separate utility room, and a W.C on the ground floor. The house also benefits from a detached garage and a driveway, providing off-street parking.



Accommodation

Ground Floor

Hall

W.C

Lounge

16' 6" Max x 11' 8" Max (5.03m Max x 3.56m Max)

Kitchen/Diner

13' 2" Max x 25' 2" Max (4.01m Max x 7.67m Max)

Utility

First Floor

Landing

Bedroom 1

13' 7" Max x 11' 9" Plus built in wardrobe (4.14m Max x 3.58m Plus built in wardrobe)

En-Suite

Bedroom 2

13' 4" Max x 10' 8" Max (4.06m Max x 3.25m Max)

Bedroom 3

11' 1" Max x 9' 7" Max (3.38m Max x 2.92m Max)

Bedroom 4

13' 4" Max x 10' 8" Max (4.06m Max x 3.25m Max)

Bathroom

Outside

Garage

18' 7" Max x 8' 5" Max (5.66m Max x 2.57m Max)

01685 722223

merthytydfil@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