



Penlan View, £215,000

- Council Tax Band B
- Well-presented throughout
- Extended property
- Sought-after location
- Beautiful rear garden
- EPC Rating: E



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About the property

A charming, end of terrace house in Ynysfach, Merthyr Tydfil, ideally suited for both investors and families. Nestled in a sought-after location, this property offers convenient access to public transport links, local amenities, and is close to Cyfarthfa Retail and the town centre. It is well-situated for families with nearby schools and walking routes that make for pleasant exploration of the local area.

The property boasts three bedrooms, with the first bedroom benefiting from an en-suite, perfect for privacy and convenience. The house also features a separate shower room to cater for all household members.

The heart of the home is undoubtedly the open-plan kitchen/living room, filled with natural light and offering a calming garden view. It features a kitchen island, truly a delight for those who enjoy cooking and entertaining. Integrated appliances include: fridge freezer, microwave double oven, wine cooler and washing machine.

The house further comprises of a further reception room. These rooms could be adapted to suit your needs, whether it be a home office, playroom, or additional bedroom.



Accommodation

Hall

Kitchen/Living Room

Kitchen Area

17' 7" Max x 8' 7" Max (5.36m Max x 2.62m Max)

Living Area

11' 9" Max x 11' 4" Max (3.58m Max x 3.45m Max)

Sitting Room

21' 4" Max x 9' 4" Max (6.50m Max x 2.84m Max)

Bedroom 1

14' 3" Max x 9' 3" Max (4.34m Max x 2.82m Max)

En-Suite

Landing

Bedroom 2

14' 8" Max x 11' Max (4.47m Max x 3.35m Max)

Bedroom 3

12' 6" Max x 8' 8" Max (3.81m Max x 2.64m Max)

Bathroom

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Floorplan



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