



Penlan View, offers over £205,000

- Council Tax Band B
- Well-presented throughout
- Ideal for multi-generational living
- Sought-after location
- Beautiful rear garden
- EPC Rating: E



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About the property

A charming property in Ynysfach, ideally suited for families with teenagers, multi-generational living, first time buyers or potential Air BnB. 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.

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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