



Kingfisher Crescent, £265,000

- Council Tax Band D
- No onward chain
- Garden office
- Off-road parking
- Beautiful family home
- Close to local amenities
- EPC Rating: B



 3  2  1



About the property

Introducing this beautiful detached property that is currently listed for sale. This well-maintained abode offers a perfect setting for families, with three spacious bedrooms, one of which is a double with an en-suite, providing the much-needed privacy and comfort. Available with no-onward chain.

The property also boasts one well-lit kitchen that is filled with natural light and provides a delightful garden view. It is indeed the heart of the house, providing an excellent area for preparing meals and hosting family dinners.

One of the standout features of this property is the well-landscaped garden that offers ample space for outdoor activities or simply enjoying a peaceful evening. Notably, the property also includes a garden office, a unique feature that provides a quiet and serene workspace at home. An additional W.C and off-road parking enhance the convenience this property offers.

The location is highly desirable with easy access to public transport links, local amenities, nearby schools and walking routes.



Accommodation

Hall

W.C.

Kitchen

Living Room

17' 1" Max x 8' 6" Max (5.21m Max x 2.59m Max)

Landing

Bathroom

Bedroom 1

12' 6" Max x 8' 6" Max (3.81m Max x 2.59m Max)

En-Suite

Bedroom 2

9' 7" Max x 10' Max (2.92m Max x 3.05m Max)

Bedroom 3

7' Max x 10' 3" Max (2.13m Max x 3.12m Max)

Garden Office

01685 722223

merthytydfil@peteralan.co.uk

Floorplan



Ground Floor



First Floor



Outbuilding

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