



## Yr Hafan Maes-Yr-Haf, £425,000

- Council Tax Band D
- No onward chain
- Beautiful family home
- Multi-car driveway with electric gates
- Garage with electric door
- Set in an elevated position
- EPC Rating: Awaited



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## About the property

A distinguished detached house, nestled in a sought-after location, this property is perfectly positioned close to Thomastown Park and boasts excellent public transport links. Local amenities and nearby schools are within a convenient distance, and the surrounding area offers beautiful walking routes. This property is ideal for families. With no onward chain, this could be your opportunity to own a slice of tranquillity in a prime location.

The house, boasting an elevated position, offers an array of unique features. The property benefits from a single garage, a gated multi-car driveway, providing ample space for parking. The practical utility room is a wonderful addition, and the roof-top terrace is a perfect spot for relaxation and enjoying the outdoors, offering a unique perspective of the surroundings.

Inside, the house features four double bedrooms, one bathroom, separate shower room, and a ground floor W.C. The bathroom is a real highlight. The first three bedrooms come with built-in wardrobes, providing a practical storage solution and a refined look.

The heart of the house is the versatile kitchen, fitted with elegant granite countertops and integrated



## Accommodation

### Hallway

### Living Room

18' 10" Max x 17' Max ( 5.74m Max x 5.18m Max )

### Kitchen

18' 10" Max x 8' 10" Max ( 5.74m Max x 2.69m Max )

### Dining Room

18' 10" Max x 11' 9" Max ( 5.74m Max x 3.58m Max )

### Utility Room

### W.C.

### Landing

### Bedroom 1

13' 8" Max x 9' 1" Max ( 4.17m Max x 2.77m Max )

### Bedroom 2

9' 4" Max x 14' 8" Max ( 2.84m Max x 4.47m Max )

### Bedroom 3

9' 4" Max x 14' 8" Max ( 2.84m Max x 4.47m Max )

### Bedroom 4

13' 8" Max x 7' 1" Max ( 4.17m Max x 2.16m Max )

### Bathroom

### Shower Room

### Garage



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## Floorplan



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