



## Pen-Y-Dre, £165,000

- Council Tax Band A
- Well-presented throughout
- Ideal family home
- Close to local amenities
- Off Road Parking
- EPC Rating: D



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## About the property

We are pleased to offer for sale, this beautifully presented semi-detached house in a popular area of Rhymney, Tredegar.

The house comprises three bedrooms, offering an ideal layout for families or couples.

The house features a well-proportioned layout with one spacious reception room that promises a warm welcome for your guests. This area is perfect for quality family time or for entertaining guests, providing a comfortable space to relax and unwind.

The property further benefits from a sizeable kitchen, equipped with a breakfast area and ample dining space. This makes it an ideal spot for morning coffee or a joyful dinner with the family.

Conveniently located, this house is in close proximity to public transport links, local amenities, and schools.



## Accommodation

### Living Room

17' 3" x 14' 5" ( 5.26m x 4.39m )

### Kitchen

11' 2" x 10' 8" ( 3.40m x 3.25m )

### Bedroom One

11' 1" x 11' 1" ( 3.38m x 3.38m )

### Bedroom Two

9' x 11' 7" ( 2.74m x 3.53m )

### Bedroom Three

8' 2" x 8' ( 2.49m x 2.44m )

01685 722223

merthyrdfil@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](http://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.

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