



Pen Y Dyffryn, £275,000

- Council Tax Band D
- No onward chain
- Popular residential location
- Close to Cyfarthfa Retail Park
- Close to A465 Heads of the Valleys Road
- Ideal family home
- EPC Rating: C



 4  2  1



About the property

Presenting for sale a charming semi-detached house, situated in an attractive and sought-after location in Pen Y Dyffryn, Merthyr Tydfil. This property is well-presented and being sold with no onward chain.

The property comprises of four spacious bedrooms, one of which is a delightful en-suite located on the second floor. The remaining bedrooms are also of good size, offering ample space for comfort and relaxation. The house boasts of a single, well-maintained kitchen, complete with dining space. It offers the perfect setting for family meals and entertaining guests. The property also includes one reception room which features a splendid garden view. This room also provides direct access to a garden, making it a delightful space for relaxation or for children to play. The property has a single, well-appointed bathroom and a ground floor W.C. One of the unique features of the property is the driveway, providing off-street parking and adding to the convenience of the property.

Located in close proximity to public transport links, local amenities, nearby schools, and walking routes, this property is ideal for families. Additionally, it's just a short distance from popular shopping destinations such as the Cyfarthfa Retail Park and Trago Mills, as well as the A465 Heads of the Valley.



Accommodation

Hall

22' 2" Max x 12' 4" Max (6.76m Max x 3.76m Max)
Restricted head height.

W.C

Kitchen

13' 7" Plus Bay Window x 9' 2" Max (4.14m Plus Bay Window x 2.79m Max)

Living Room

12' 8" Max x 16' 1" Max (3.86m Max x 4.90m Max)

Landing

Bedroom 3

7' 9" Max x 6' 6" Max (2.36m Max x 1.98m Max)

Bedroom 2

13' 7" Max x 9' 3" Max (4.14m Max x 2.82m Max)

Bedroom 4

12' 4" Max x 9' 3" Max (3.76m Max x 2.82m Max)

Bedroom 1

En-Suite

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Floorplan

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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