



Glenview Park Lane, £300,000

- Council Tax Band D
- No onward chain
- Well-presented throughout
- Garage
- Elevated position
- Garden Room
- EPC Rating: D



 3  1  2



About the property

A beautifully presented detached dormer bungalow in a highly sought-after location in Treharris. Being sold with no onward chain, making it a perfect dwelling for families and couples alike.

The property boasts three spacious double bedrooms. The master bedroom, situated on the first floor, features an en-suite and built-in wardrobes, promising comfort and convenience. The other two bedrooms are also generously proportioned, each with fitted wardrobes, providing ample storage space.

The bungalow has a well-illuminated, open-plan kitchen, flooded with natural light and features a dining space for family meals and entertaining guests. Additionally, there is one open-plan reception room with large windows that offer a serene view of the garden, creating a warm and welcoming ambiance.

One of the unique features of this property is its elevated position, which affords it beautiful views. The property has a single garage and a garden office, offering a peaceful retreat for work or leisure. The dormer style adds a touch of charm to the property.



Accommodation

Ground Floor

Porch

Hall

Living/Dining/Kitchen

Irregular Shaped Room x (x)

Shower Room

Bedroom 2

11' 2" Plus built- in wardrobe x 12' 8" Max (3.40m
Plus built- in wardrobe x 3.86m Max)

Bedroom 3

11' 4" Plus bulit-wardrobe x 11' 9" Max (3.45m
Plus bulit-wardrobe x 3.58m Max)

First Floor

Bedroom 1

14' 7" Max x 14' 3" Plus built-in wardrobe (4.45m
Max x 4.34m Plus built-in wardrobe)
Restricted head height.

En-Suite

Outside

Garden Room

13' 7" Max x 11' 4" Max (4.14m Max x 3.45m Max
)

Garage

16' 4" Max x 9' 8" Max (4.98m Max x 2.95m Max)

Outbuilding/W.C

Outbuilding/Utility

01685 722223

merthytydfil@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



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