



## Hazeldene High Street, £350,000

- Council Tax Band E
- No onward chain
- Master with en-suite
- Set over three floors
- Traditional features
- Ideal family home
- EPC Rating: E



 6
  3
  2



## About the property

Presenting a rare opportunity to acquire an impressive detached house, offering six generously proportioned bedrooms and an abundance of living space, ideal for both investors and families. This traditional property is situated within close proximity to excellent public transport links, local schools, and a variety of local amenities, ensuring convenience and accessibility for all residents.

Upon entering, you are welcomed by two spacious reception rooms, perfectly suited for both formal entertaining and relaxed family living. The property features an open-plan reception room, seamlessly connecting living and kitchen, thoughtfully designed to cater to the needs of modern living. Accompanied by a practical utility room, it offers ample workspace and storage.

Upstairs, the six bedrooms provide comfortable accommodation for large families or those seeking flexible living arrangement, set over three floors. The principal bedroom benefits from a private en-suite. There is a well-appointed family bathroom conveniently located on the first floor, as well as a shower room on the second floor, providing ample facilities for busy households. A separate w.c. further enhances convenience.

Traditional features are tastefully retained, imparting a sense of character and charm to each room. The



## Accommodation

### Hall

### Lounge

13' 5" Plus Bay Window x 14' 1" Max ( 4.09m Plus Bay Window x 4.29m Max )

### Dining Room

9' 2" Max x 12' 2" Max ( 2.79m Max x 3.71m Max )

### Living/Kitchen

### Living Area

13' 5" Plus Bay Window x 15' 5" Max ( 4.09m Plus Bay Window x 4.70m Max )

### Kitchen Area

13' 5" Max x 15' 5" Max ( 4.09m Max x 4.70m Max )

### Porch

### Utility

### W.C

### Landing

### Bedroom 1

13' 5" Plus Bay Window x 14' 9" Max ( 4.09m Plus Bay Window x 4.50m Max )

### En-Suite

### Bedroom 2

13' 5" Plus Bay Window x 15' 6" Max ( 4.09m Plus Bay Window x 4.72m Max )

### Bedroom 5

13' 6" Max x 11' 6" Max ( 4.11m Max x 3.51m Max )

### Bedroom 6

9' 2" Max x 11' 5" Max ( 2.79m Max x 3.48m Max )

### Landing

### Bedroom 3

19' 7" Max x 10' 9" Max ( 5.97m Max x 3.28m Max )  
Restricted head height.

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](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.

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

**pa** peter  
alan