



## The Hollies, Quakers Yard

**£425,000**

- Council Tax Band E
- Ideal family home
- Sought-after location in Quakers Yard
- Driveway and Garage
- Conservatory
- Beautiful gardens
- EPC Rating: D



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## About the property

We are delighted to present this impressive, detached house, offered for sale in a highly sought-after location in Quakers Yard, Treharris. Ideally suited for families, this property offers generous living accommodation with a living room, dining room and study which was previously used as an additional bedroom.

There are three bedrooms, ensuring comfortable private spaces for every member of the household. The family bathroom offers both practicality and comfort and the shower room on the ground floor is a great addition. The beautiful kitchen adds convenience and functionality.

One of the standout features of this property is the beautiful gardens, creating an idyllic setting for outdoor relaxation, play, or entertaining guests. The sizable plot allows for plenty of green space, ideal for gardening enthusiasts and those who appreciate outdoor living. A conservatory further enhances the connection between indoor and outdoor spaces, allowing you to enjoy the gardens all year round.

The property also benefits from a single garage and driveway, providing ample parking and additional storage.





## Accommodation

### Hallway

### Living Room

14' 5" Max x 12' 3" Max ( 4.39m Max x 3.73m Max )

### Kitchen

15' 6" Max x 9' 9" Max ( 4.72m Max x 2.97m Max )

### Study/Bedroom 4

9' 7" Max x 9' 9" Max ( 2.92m Max x 2.97m Max )

### Dining Room

9' 7" Max x 12' 3" Max ( 2.92m Max x 3.73m Max )

### Conservatory

9' 8" Max x 9' 8" Max ( 2.95m Max x 2.95m Max )

### Shower Room

### Landing

### Bedroom 1

9' 7" Max x 13' 3" Max ( 2.92m Max x 4.04m Max )

### Bedroom 2

12' 1" Max x 10' 3" Into door recess ( 3.68m Max x 3.12m Into door recess )

### Bedroom 3

9' 2" Max x 8' 1" Max ( 2.79m Max x 2.46m Max )

### Bathroom

### Garage

16' 9" Max x 9' 2" Max ( 5.11m Max x 2.79m Max )

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## 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)

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