



Brynhyfryd, Pontlloftyn

£90,000

- Council Tax Band A
- Rare opportunity
- Two double bedrooms
- Ground floor
- Close to local amenities
- EPC Rating: D



2 1 1



About the property

Presenting a well-appointed ground floor flat, offered for sale in good condition and ideally suited to first time buyers, investors, couples, or downsizers seeking a blend of comfort and convenience. This attractive property benefits from its own private porch with separate office.

The accommodation comprises a spacious reception room, perfect for relaxing or entertaining guests. The separate kitchen is thoughtfully laid out, offering ample space for meal preparation. Both bedrooms are generously sized doubles, providing flexibility for a variety of uses, whether as peaceful sleeping quarters, a home office, or guest accommodation. The bathroom is well-presented. Externally, the property benefits from communal parking.

Set within a popular location, the flat benefits from excellent public transport links, enabling quick and easy access to the surrounding areas and city centre. Families and professionals alike will appreciate the proximity to nearby schools. A range of local amenities, within a short walking distance, ensuring everyday needs are well catered for. The property is also perfectly positioned for those who enjoy an active lifestyle, with a variety of picturesque walking routes nearby.



Accommodation

Porch/Study

Hall

Utility

Kitchen/Diner

7' 9" Max x 10' 8" Max (2.36m Max x 3.25m Max)

Living Room

19' 7" Max x 11' 5" Max (5.97m Max x 3.48m Max)

Hallway

Bathroom

Bedroom 1

13' 9" Max x 11' 5" Into door recess (4.19m Max x 3.48m Into door recess)

Bedroom 2

10' 10" Max x 13' 1" Max (3.30m Max x 3.99m Max)

01685 722223

merthytydfil@peteralan.co.uk

Floorplan



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