



Catral House Bedlinog

£250,000

- Council Tax Band B
- No onward chain
- Ideal family home
- Village location
- Well-presented throughout
- Driveway
- EPC Rating: Awaited



 3  2  1



About the property

Offered for sale with no onward chain is this attractive detached house, ideally situated within a sought-after village location. The property is perfectly positioned to take advantage of excellent public transport links, local schools, an array of local amenities, and scenic walking routes, making it an ideal residence for families, investors, or those seeking a potential Airbnb opportunity.

Upon entering, you are welcomed into a well-presented open-plan reception room featuring abundant natural light and delightful views overlooking the garden. The reception space benefits from direct access to the garden, providing a seamless indoor-outdoor living experience, ideal for both relaxing and entertaining.

The contemporary open-plan kitchen boasts generous natural light, creating an inviting area for dining and meal preparation. Accommodation includes three bedrooms, with the principal double bedroom offering the additional luxury of an en-suite facility for utmost privacy and comfort.

Further enhancing this home's appeal is the presence of a convenient W.C., complementing the main bathroom facilities. Externally, the property enjoys a garden, perfect for outdoor leisure or entertaining guests, and a driveway providing ample off-road parking.



Accommodation

Reception/Kitchen

Irregular Shaped Room 9' 4" Max x 25' 8" Max (2.84m Max x 7.82m)

W.C

Landing

Bedroom 1

10' 9" Max x 11' 7" Max (3.28m Max x 3.53m Max)

En-Suite

Bedroom 2

Irregular Shaped Room x (x)

Bedroom 3

6' 9" Max x 9' 4" Max (2.06m Max x 2.84m Max)

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