



Maesgwynne, £300,000

- Council Tax Band C
- Beautiful garden
- Off- road parking
- Conservatory
- Great transport links
- EPC Rating: C



 3  2  1



About the property

A semi-detached house, perfectly positioned in a sought-after location in Cefn Coed, Merthyr Tydfil. Ideal for families, the property boasts a thoughtfully designed layout, providing both comfort and functionality.

The ground-floor comprises of a hallway, lounge, conservatory, modern kitchen, rear porch and W.C. The first-floor comprises of three bedrooms, all with built in wardrobes and a shower room. Externally, the property boasts front and rear gardens and off-road parking is provided via a driveway. The rear garden is beautiful space and is well-maintained with lawn and patio area.

Enjoying peaceful surroundings, the property is conveniently located close to local schools, making it an excellent choice for families with children. Public transport links are accessible, making commuting straightforward, while a range of local amenities are nearby for day-to-day convenience. Outdoor enthusiasts will appreciate the proximity to scenic walking routes, as well as Cyfarthfa Park .

This lovely family home presents an excellent opportunity for those seeking a property in a well-regarded area, offering a harmonious blend of indoor comfort and access to local attractions and amenities.



Accommodation

Hallway

Lounge

20' 5" x 11' 9" (6.22m x 3.58m)

Conservatory

15' 1" x 12' 2" (4.60m x 3.71m)

Kitchen

17' 10" x 9' 5" (5.44m x 2.87m)

Rear Porch

W.C.

Landing

Bedroom 1

12' 4" x 12' Into wardrobe (3.76m x 3.66m Into wardrobe)

Bedroom 2

9' 1" x 12' Into wardrobes (2.77m x 3.66m Into wardrobes)

Bedroom 3

7' 10" x 8' Into wardrobe (2.39m x 2.44m Into wardrobe)

Shower Room

01685 722223

merthyrttydfil@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