



Beacon Heights, £255,000

- Council Tax Band C
- Well-presented property
- Off-road parking
- Master with en-suite
- Ideal family home
- EPC Rating: B



3 2 1



About the property

This well-presented, three-bedroom semi-detached house, offered for sale in a prime location that seamlessly blends convenience with comfort. Situated within easy reach of public transport links, nearby schools, and popular local amenities, the property will appeal equally to families, investors, and those seeking potential Air BnB opportunities. Walking routes and Cyfarthfa Retail Park offer leisure and shopping options, while access to the A465 enhances commuter convenience.

Upon entering, you are welcomed into a reception room, designed for both relaxation and entertaining. The modern kitchen provides ample dining space and direct access to the rear garden, making it ideal for family meals and outdoor gatherings. Externally, the property boasts a rear garden with patio and lawned area and a driveway ensures convenient off-road parking complete with EV charger.

Accommodation comprises three bedrooms, including a comfortable double bedroom with the luxury of an en-suite and the two further bedrooms boast built-in wardrobes. A ground floor W.C. further adds to the functional layout of the home.

This delightful home combines style, practicality, and an excellent location. Early viewing is highly recommended to appreciate all that this property has to offer.



Accommodation

Entrance Porch

W.C.

Living Room

15' 7" x 16' 8" Max (4.75m x 5.08m Max)

Kitchen

9' 6" Max x 16' 9" Max (2.90m Max x 5.11m Max)

Landing

Bedroom 1

12' 6" x 9' 7" (3.81m x 2.92m)

En-Suite

Bedroom 2

9' 7" Into door recess x 9' 7" Max (2.92m Into door recess x 2.92m Max)

Bedroom 3

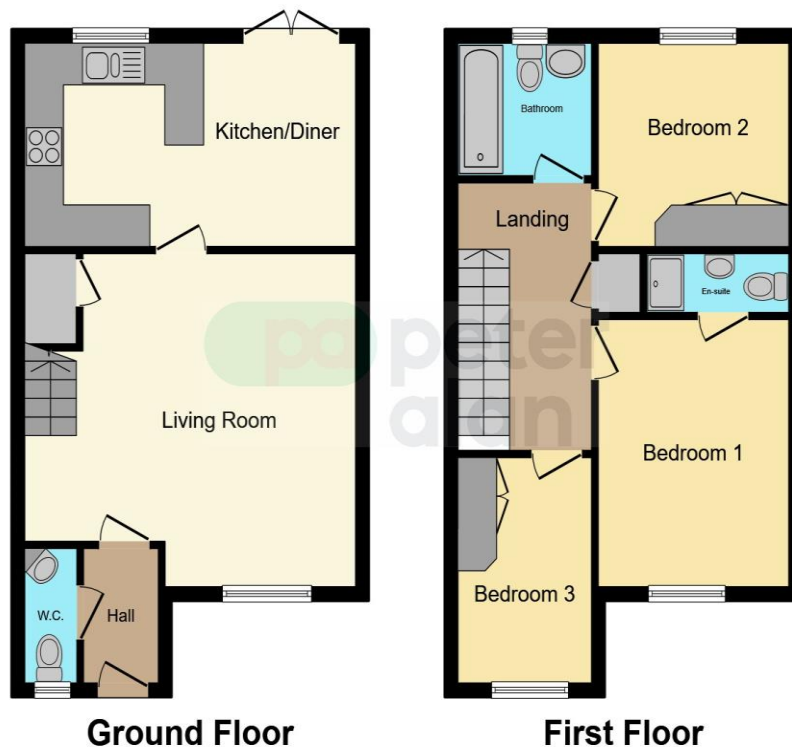
10' 7" Max x 6' 8" Max (3.23m Max x 2.03m Max)

Bathroom

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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

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