



## High Trees

**£285,000**

- Tax band C
- Well-presented bungalow
- Open plan living
- Garage and driveway
- Enclosed gardens
- Beautiful views
- Conservatory
- EPC Rating: C



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## About the property

A detached three bedroom bungalow with open plan living in a popular residential area of Trefechan, Merthyr Tydfil. Close to local amenities and transport links.

This well- presented bungalow comprises of a porch, open plan living room/kitchen/dining room, three bedrooms, shower room and conservatory. The property also benefits from a detached garage with gated driveway and mature gardens with beautiful views.

Set in a sought after location of Trefechan, this property is within close proximity to transport links such as the A465 Heads of the Valleys Road and popular bus routes and is close to local amenities.

Early viewing is highly recommended to truly appreciate all this property has to offer.



## Accommodation

### Porch

Windows to side. Door to kitchen/living room.

### Kitchen/Living Room

27' 1" Max x 11' 7" Max ( 8.26m Max x 3.53m Max )

Fitted eye level cupboards, windows to side. Patio doors to side garden.

### Bedroom 1

16' 2" Max x 8' 8" Max ( 4.93m Max x 2.64m Max )

Window to rear.

### Bedroom 2

Irregular Shaped Room x ( x )

### Bedroom 3

12' 1" x 6' 6" plus fitted wardrobe ( 3.68m x 1.98m plus fitted wardrobe )

Fitted wardrobes, door to conservatory

### Shower Room

Window to front. Fitted shower, wash basin and toilet.

### Conservatory

17' 5" Max x 7' 5" Max ( 5.31m Max x 2.26m Max )

Windows surrounding, door to side garden.

### Garage



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## Floorplan

## Important Information

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