



## Maes Morgan, £470,000

- Superb spacious FIVE bedroom plus study family home finished to a high quality
- Air Source heat pump for heating and hot water. Nu-heat underfloor heating system customizable from central hub, or remotely via mobile APP
- Infrastructure for EV charging port
- Master bedroom with walk in wardrobe, ensuite and patio doors opening onto



 5  3  2



## About the property

Don't miss out on this amazing opportunity to own a stunning three-storey detached family home situated in a sought-after development near the Brecon Beacons which offer rolling green landscapes, waterfalls, characterful towns and a tranquil canal. The Bannau Brycheiniog (Brecon Beacons) National Park is one of the most interesting regions in Britain. Conveniently located near the A465, connecting to the A470, Cardiff, and the M4, this home is perfect for commuters. The property boasts a spacious layout, including an entrance hallway, sitting room, lounge, cloakroom/WC, large high specification Sigma 3 luxury kitchen/dining room, and utility room on the ground floor. Upstairs, you'll find principal bedrooms with a dressing room and ensuite, a family bathroom, two additional bedrooms, and a handy study/office. The second floor offers two more spacious bedrooms and a shower room. With a driveway at the front and an enclosed rear garden. Boasting numerous "Eco" benefits including solar panels, air source heat pump and excellent insulation all this means that the property will be cheaper and more efficient to run than an average new build property of a similar size. This home is a must-see, and it's available with no onward chain! Schedule your viewing today! ENERGY PERFORMANCE CERTIFICATE RATING A!



## Accommodation

### Entrance Hallway

Enter via composite door to hallway. Doors to study, lounge, kitchen/dining room, understairs storage cupboard and cloakroom/WC. Stairs to first floor.

### Sitting Room

11' 4" x 9' 3" ( 3.45m x 2.82m )  
UPVC double glazed window to front elevation.

### Lounge

17' 1" x 11' ( 5.21m x 3.35m )  
UPVC double glazed window to front elevation.

### Cloakroom/Wc

Comprising close coupled WC and wash hand basin.  
Ceramic tile flooring. Tiled splashbacks.

### Kitchen/Dining Room

27' 10" max x 21' 8" max ( 8.48m max x 6.60m max )  
This spacious open-plan room is an exceptional central hub for any family. The kitchen features

modern Sigma 3 units, offering a contemporary ambiance. It includes a variety of base units with laminate worktops, a sink, and drainer, along with wall cupboards. Additionally, there's an integrated dishwasher and double oven. Natural light streams in through UPVC double glazed windows on the rear elevation, enhancing the room's appeal. Finished with durable LVT flooring, the space seamlessly flows into the dining/sitting area, which also benefits from UPVC double glazed windows to the rear elevation.

### Utility Room

Comprising base units with laminate worktops incorporating a stainless steel sink and drainer. Wall cupboards. Opaque double glazed window to side elevation. LVT flooring.

### First Floor Landing

Doors to bedrooms, bathroom and airing cupboard. Radiator. Stairs to second floor.

### Bedroom One

17' 8" x 9' ( 5.38m x 2.74m )  
UPVC double glazed French doors to rear elevation opening out onto a feature balcony area with composite decking. UPVC double glazed window to

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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](http://www.focalagent.com)

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