



## Pantycelyn House

offers in excess of £600,000

- Five spacious bedrooms
- Detached family home
- Two reception rooms
- Modern, spacious open plan Kitchen/Diner
- Excellent local schools nearby
- Private landscaped garden
- Meticulously maintained throughout
- Renovated to impressively high standard



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  2



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## About the property

Presenting an exceptional opportunity to acquire an immaculate five-bedroom detached house located in a highly sought after area, ideal for families seeking both comfort and convenience. This beautifully maintained property boasts a generous layout, offering two thoughtfully designed reception rooms which provide flexible living and entertaining spaces, perfectly suited for modern family life.

The spacious and contemporary kitchen caters to culinary enthusiasts, while two well-appointed bathrooms ensure comfort and functionality for busy households. Each space has been meticulously maintained to an impeccable standard, reflecting the quality and care invested throughout the home.

Energy efficiency is assured with an EPC rating of C, providing reduced running costs whilst promoting a sustainable lifestyle. Further benefits include its placement within Council Tax Band F, contributing to its appeal as a quality family residence.

This home enjoys a prime location with exceptional access to reputable nearby schools, making the morning school run effortless. Excellent public transport links connect you quickly to the surrounding areas, while a wealth of local amenities are just a short distance away, providing both convenience and leisure.





## Accommodation

**Entrance Porch**

**Hallway**

**Stairs To First Floor Landing**

**Reception Room/ Study**

12' 5" Max x 12' 8" Max ( 3.78m Max x 3.86m Max )

**Lounge**

23' 2" Max x 12' 8" Max ( 7.06m Max x 3.86m Max )

**Open Plan Kitchen/Dining Room**

16' 1" Max x 20' 3" Max ( 4.90m Max x 6.17m Max )

**Utility Room**

8' 5" Max x 5' 6" Max ( 2.57m Max x 1.68m Max )

**Bathroom**

**First Floor Landing**

**Bedroom One**

12' 5" x 13' 1" ( 3.78m x 3.99m )

**En-Suite**

**Bedroom Two**

11' 8" x 12' 5" Max ( 3.56m x 3.78m Max )

**Bedroom Three**

12' 5" Max x 12' 8" Max ( 3.78m Max x 3.86m Max )

**Bedroom Four**

12' 1" Max x 12' 5" Max ( 3.68m Max x 3.78m Max )

**Bedroom Five**

8' 2" Max x 9' 8" Max ( 2.49m Max x 2.95m Max )

**Bathroom**

**Outbuilding**

**Outside**

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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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