



Ty Bryn Vale View, offers over £175,000

- 3 bedroom Semi-detached
- Beautifully decorated throughout
- Downstairs Cloakroom
- Council Tax band B
- Viewing Highly recommended
- EPC Rating: C



3 1 1



About the property

Set in an elevated position with impressive valley views, this immaculate home combines style, comfort, and practicality. Ideal for first-time buyers or small families.

Upon entering, you're greeted by a bright hallway with contemporary flooring and a convenient ground floor cloakroom. The generous lounge sits to the front, featuring a large window that floods the room with natural light and an open archway leading seamlessly into the kitchen and dining area.

The kitchen/diner is a true highlight of the home fitted with modern shaker-style units, sleek worktops, and integrated appliances, it provides ample space for dining and entertaining. French doors open directly onto the rear garden, creating a perfect indoor-outdoor flow for summer gatherings or quiet evenings.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom enjoys peaceful rear views across the valley, while the two front bedrooms are equally bright and versatile, ideal for children, guests, or a home office. The family bathroom is stylishly finished, featuring a contemporary suite with vanity storage and a double shower enclosure.

Outside, the rear garden has been thoughtfully designed for low maintenance, offering paved seating areas and decorative borders, all enclosed for privacy. pavement level.





Accommodation

Entrance Hall

Cloakroom

Lounge - 18' 5" max x 11' 3" max (5.61m max x 3.43m max)

Kitchen/Diner - 18' 5" x 8' 2" (5.61m x 2.49m)

First Floor

Landing

Bedroom One - 8' 3" x 10' 2" (2.51m x 3.10m)

Bedroom Two - 12' 6" max x 9' 4" max (3.81m max x 2.84m max)

Bedroom Three - 9' 8" max x 8' max (2.95m max x 2.44m max)

Bathroom

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Floorplan



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