



Heol Y Robin Goch, offers in excess of £425,000

- Open House Event 27/09/2025
- Expansive Open-Plan Kitchen
- Abundant Natural Light
- Proximity To Reputable Schools
- Master With Private En-Suite
- EPC Rating: A



 5  2  1



About the property

Presenting an immaculate detached house for sale, perfectly suited for families seeking spacious and comfortable living in a highly sought-after location. This impressive residence offers five generously proportioned bedrooms, including a beautifully appointed master bedroom complete with a private en-suite, as well as two additional double bedrooms and a single bedroom, ensuring ample accommodation for both family members and guests.

The heart of the home is an expansive open-plan kitchen, flooded with natural light, seamlessly connecting to a versatile dining space—ideal for both family meals and entertaining. The property comprises a modern reception room designed for relaxed living, creating a welcoming atmosphere for family gatherings or quiet evenings at home. Both bathrooms have been finished to an exceptional standard, offering contemporary fixtures for ultimate comfort.

A single garage provides secure parking and additional storage options. For added convenience and forward-thinking sustainability, the home is equipped with an EV charging point. Set within a well-established community, the location boasts proximity to reputable nearby schools, local amenities, and an abundance of green spaces and nearby parks, perfect for outdoor enthusiasts and families alike.

Accommodation

Living Room

16' 4" x 26' 1" (4.98m x 7.95m)

Kitchen / Dining Room

26' 5" x 10' 8" (8.05m x 3.25m)

Master Bedroom

11' 4" x 14' 7" (3.45m x 4.45m)

Bedroom Two

10' 1" x 11' 4" (3.07m x 3.45m)

Bedroom Three

11' 8" x 9' 5" (3.56m x 2.87m)

Bedroom Four

8' 2" x 11' 1" (2.49m x 3.38m)

Bedroom Five

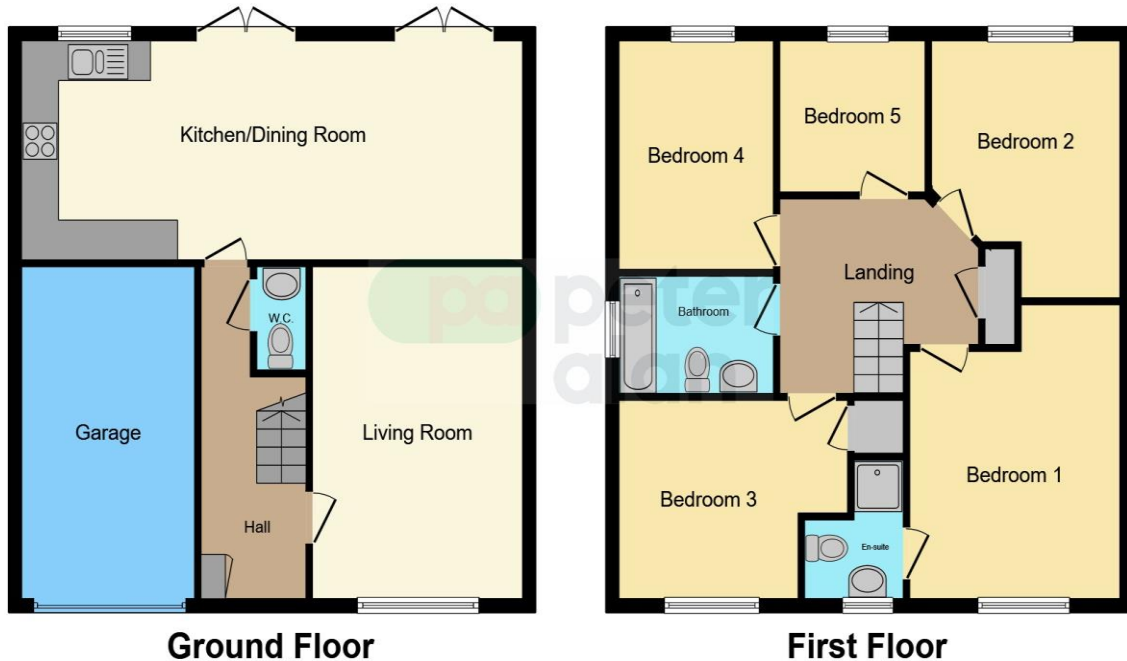
7' 7" x 7' 5" (2.31m x 2.26m)



01443 222851

talbotgreen@peteralan.co.uk

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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let