



**Trem Y Dyffryn, Mountain Ash,  
CF45 4AQ**

**FOR SALE**  
**£325,000**



- **4 BEDROOM DETACHED**
- **CONSERVATORY**
- **GARAGE WITH OFF ROAD PARKING**



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## **Property Description**

Brynderi is a beautifully presented, detached, brick built 4 bedroom family home, ideally located on the sought after Trem y Dyffryn development in Mountain Ash. This attractive property offers generous and versatile living accommodation, perfect for modern family life.

The home is entered via a welcoming porch which leads into a spacious living room, flowing through to a well appointed kitchen/diner. Additional ground floor features include a utility room, downstairs WC, and a superbly sized conservatory which enjoys direct access onto the pretty and well-maintained rear garden, creating an ideal space for relaxing or entertaining.

Upstairs, the property boasts a master bedroom with en-suite shower room, along with three further well proportioned bedrooms and a family bathroom. Externally, the home benefits from a driveway, integral garage, and a mature front and rear gardens, further enhancing its excellent curb appeal.

Conveniently situated approximately 20 miles north of Cardiff, the property offers excellent commuter links with easy access to the A470 and the Heads of the Valleys link road. Primary and secondary schools are located nearby, along with a train station on the new Metro line. The town of Mountain Ash provides a good selection of both national and independent retailers, while the nearby Duffryn Woods offers the perfect setting for scenic walks and dog walking.

This property truly represents an ideal family home in a desirable and well connected location.

## **Porch**

1.11 m x 1.02 m

The entrance porch is accessed via the driveway and features smooth emulsion-finished walls and ceiling, tiled flooring, and houses the alarm control box. A doorway provides access through to the living room.

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## **Living room**

4.45 m x 4.17 m

The spacious living room is finished with smooth emulsion walls and ceiling, creating a bright and welcoming atmosphere. Wooden flooring is laid throughout, complemented by a UPVC window to the front elevation which allows plenty of natural light to fill the room. Additional features include a radiator, ample power points, and a timber staircase rising to the first floor. The focal point of the room is an attractive fireplace with inset fire, adding warmth and character, making this a lovely family space to relax and unwind. A door provides access through to the kitchen diner, ensuring a natural flow between the living spaces.

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## **Kitchen Diner**

5.18 m x 4.41 m

This is a fantastic open and versatile space, finished with smooth emulsion walls and ceiling and laid with wooden flooring throughout. There is ample room to accommodate a dining table and chairs, making it ideal for family meals and entertaining.

The kitchen area is open plan and well designed, offering a generous range of base and wall units with complementary worktops. Integrated appliances include a Smeg oven and grill, a four-zone gas hob with stainless steel extractor fan above, and space for an undercounter dishwasher. A UPVC window overlooks the rear garden, providing plenty of natural light, while UPVC patio doors lead directly into the conservatory, further enhancing the sense of space. An additional door provides access through to the utility room, adding to the practicality of this well-appointed kitchen diner. Radiator and ample power points.

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## **Utility room**

1.65 m x 1.58 m

Conveniently located just off the kitchen, the utility room provides a practical and functional space for everyday household tasks. It offers space and plumbing for a washing machine along with additional room for undercounter white goods. The room is finished with smooth emulsion walls and ceiling and benefits from tiled flooring for ease of maintenance. A door provides direct access to the rear garden, while a further door leads through to the downstairs WC, adding to the convenience of this well-planned area.

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## **WC**

1.56 m x 1.05 m

The downstairs WC is finished with smooth emulsion walls and ceiling and features tiled flooring for practicality. The suite comprises a WC and wash hand basin, with a UPVC window to the side elevation allowing natural light and ventilation. A radiator is also installed, ensuring comfort throughout the year.

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## **Conservatory**

4.41 m x 3.01 m

A wonderful addition to the property is the conservatory, featuring a dwarf brick wall and UPVC windows with patio doors opening directly onto the garden. The polycarbonate roof allows light to flood the space, creating a bright and airy environment. This versatile room provides an ideal space to relax and enjoy views of the garden, offering an extra living area that can be used for dining, lounging, or entertaining.

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## **Landing**

2.80 m x 1.26 m

The first-floor landing is finished with smooth emulsion walls and ceiling and has carpets laid throughout, creating a warm and welcoming feel. Doors from the landing provide access to all four bedrooms, the family bathroom, and a useful airing cupboard, offering both practicality and well-organised living space.

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## **Master bedroom**

4.18 m x 4.01 m

The master bedroom is beautifully proportioned and finished with smooth emulsion walls and ceiling, creating a calm and comfortable retreat. Carpets are laid throughout, with additional features including a radiator and ample power points. A UPVC window to the front elevation allows plenty of natural light, and the room offers generous space for a king-size bed along with a full range of bedroom furniture. A door provides direct access to the en-suite shower room, adding to the convenience and appeal of this impressive principal bedroom.

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## **Ensuite**

2.23 m x 1.25 m

Convenient ensuite shower room comprising a built-in double shower tray, WC, and wash hand basin. The walls are finished with smooth emulsion, half-tiled for a stylish effect, while the floor is fully tiled for durability and ease of maintenance. A UPVC window to the side provides natural light, creating a bright and airy space.

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## **Bedroom 2**

4.01 m x 2.65 m

A spacious double bedroom with smooth emulsion to the ceiling and walls, creating a bright and welcoming atmosphere. The room benefits from a UPVC window to the front, flooding the space with natural light, a radiator for added warmth, and fitted carpets for comfort underfoot. Its generous proportions offer ample space for furniture and storage, making it a versatile and comfortable living space.

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### **Bedroom 3**

3.51 m x 2.72 m

A third double bedroom featuring smooth emulsion to the ceiling and walls, with a radiator and carpets laid for comfort. The room offers ample space to accommodate a double bed and additional bedroom furniture, making it a versatile and practical living area.

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### **Bedroom 4**

2.28 m x 2.00 m

A fourth bedroom with smooth emulsion to the ceiling and walls, featuring a radiator and a UPVC window to the rear, allowing natural light to fill the room. This well-proportioned space is versatile and can be used as a bedroom, home office, or guest room.

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### **Family bathroom**

2.05 m x 1.70 m

First-floor family bathroom with smooth emulsion to the ceiling and walls, complemented by feature tiling. The room comprises a bathtub, wash hand basin, and WC, with tiled flooring for durability and easy maintenance. A radiator provides warmth, and a UPVC window to the side allows natural light to brighten the space.

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### **Outside space**

The property benefits from a driveway leading to the integrated garage and front door, with mature shrubs and trees enhancing the frontage. Gated access to the side leads to the rear garden, which features patio areas and is mainly laid to lawn, bordered by mature shrubs and close-boarded fencing for privacy. The garden enjoys woodland views to the rear, creating a peaceful and attractive outdoor space.

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# EPC

## FLOORPLAN



### **Misdescriptions Act 1991**

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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