



offers over **£320,000**
freehold

**Pontpren,
Penderyn CF44 9JN**

- EPC Rating: C
- Council Tax Band - D
- Double Drive
- Carport
- Three Reception Rooms





About The Property

- 5 Star Quality
- 4 Double Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- 1 Lovely Home

GO !! book your viewing on this modern detached home set in the semi rural village of Penderyn. You will be close to the local shops, schools and bus links, also close by is Penderyn Distillery the Brecon Beacons, Bike Park Wales, Zip World Tower and Waterfall Country in Glynneath so there's plenty to do if you like being outdoors and exploring

Outside the property offers ample off road parking to the front as there is a double driveway which leads to a carport on the side. At the rear there ia a converted garage which is currently being used as a gym and then steps to a decked area and lawn. There is plenty to offer inside and out. Call to book your viewing now!!

Accommodation

Porch

Door to front access in to living accomodation and first floor

Lounge

16' 9" x 10' 7" (5.11m x 3.23m)
 Access to dining room

Dining Room

10' 3" x 10' 4" (3.12m x 3.15m)
 Access to kitchen

Office/Study

6' 8" x 6' 8" (2.03m x 2.03m)

Kitchen

13' 5" x 12' 3" (4.09m x 3.73m)
 Access to utility room

Utility Room

6' 8" x 4' 3" (2.03m x 1.30m)
 Access to cloakroom

Cloakroom

6' 8" x 2' 7" (2.03m x 0.79m)

First Floor Landing

Access to bedrooms and bathroom

Bedroom One

14' 6" x 10' 8" (4.42m x 3.25m)
 Access to ensuite shower room

Ensuite

6' x 4' 6" (1.83m x 1.37m)

Bedroom Two

14' 6" x 9' 7" (4.42m x 2.92m)

Bedroom Three

9' 3" x 9' (2.82m x 2.74m)

Bedroom Four

9' 3" x 8' (2.82m x 2.44m)

Bathroom

9' 2" x 6' 4" (2.79m x 1.93m)

Front Garden

9' 2" x 6' 4" (2.79m x 1.93m)
 Double driveway leading to a carport to side and access to main entrance

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.